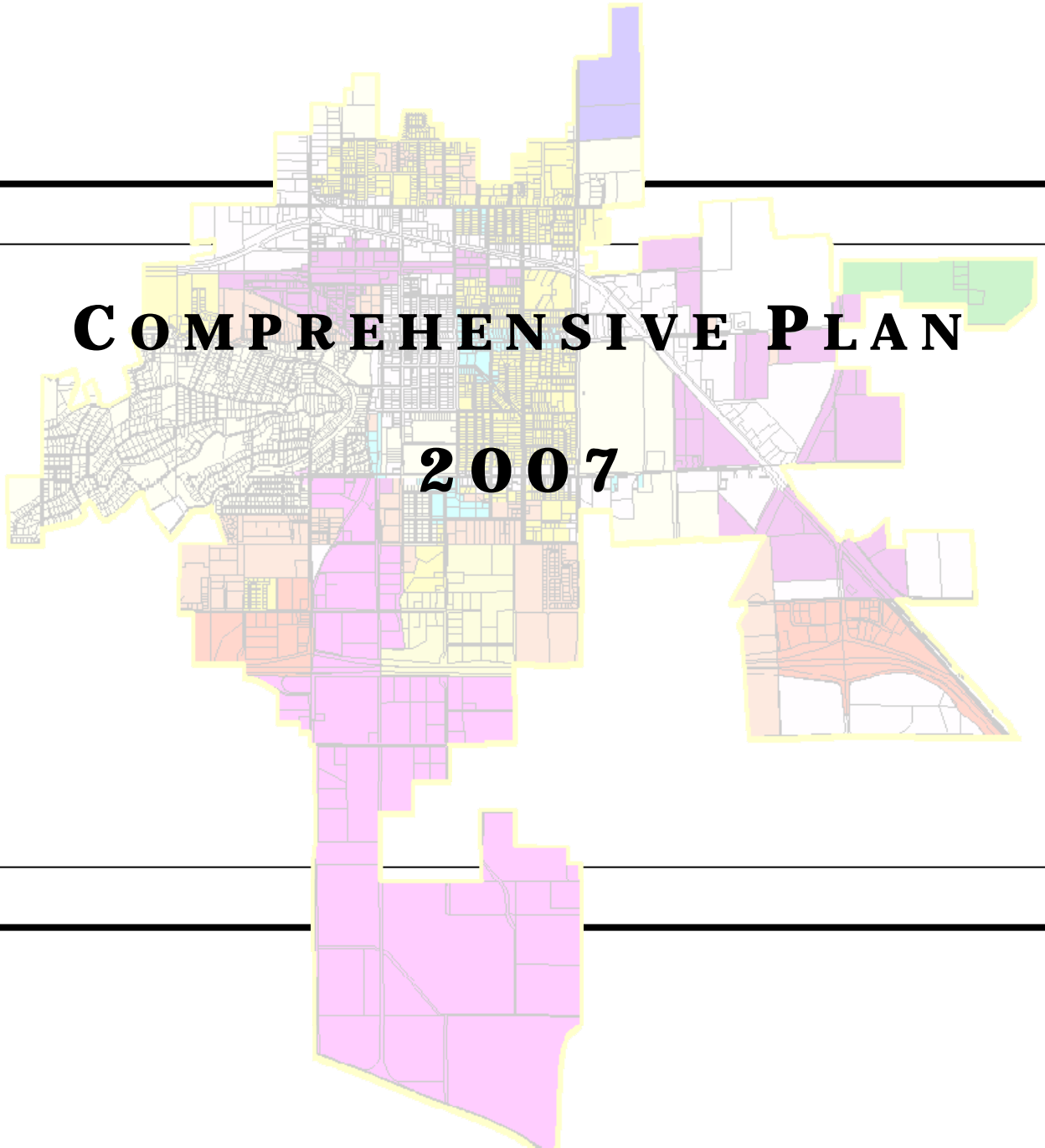


# CITY OF SUNNYSIDE

## COMPREHENSIVE PLAN

2007



ADOPTED: DECEMBER 2006



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# INTRODUCTION

## **INTRODUCTION**

### **1. PLANNING REQUIREMENTS**

Traditionally, comprehensive planning has been a process by which a community seeks to understand itself, its needs, and its problems and potentials, as well as the forces which will shape its future for the next twenty-years. On the basis of this understanding, the community prepared a response containing a vision for the future. The development of the comprehensive plan culminated this process, stating the City's goals and policies which were then used to guide the community in its development.

Washington's 1990 Growth Management legislation called for a deeper level of analysis than what was typically used in the comprehensive planning process. The legislature recognized that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by Washington residents. The Growth Management Act (GMA) legislation requires cities that are located within higher growth counties, including Yakima County, to adopt a comprehensive plan which is in compliance with the new state requirements. The Growth Management Act established a framework for the plan, requiring cities to include a land use element, capital facilities element, transportation element, housing element, and utilities element which outline adequate provisions for the additional needs of future populations without incurring excessive costs for public services and facilities, or destroying the state's agricultural, forest, and open space resources.

### **2. PLANNING PROCESS**

The comprehensive planning process in the Sunnyside area reflects the goals and guidelines of the growth management legislation. Development of the comprehensive plan consists of a number of steps. These steps included development of countywide planning policies, development of resource lands and critical areas designations development of the plan document. Citizen participation was included as part of each of these activities.

### **3. VISIONING**

The Focus 2010 planning program was initiated by the Yakima County Commissioners in Spring 1990 prior to the passage of the Washington State Growth Management Act. The initiation of this program was the first step in the development of a regional visioning process. The first action of the Focus 2010 planning program was to mail a survey questionnaire to 1,500 randomly selected residents of the County. Nine hundred (900) of these residents were selected from unincorporated voter precincts and 600 were selected from incorporated city and town voter precincts. The questionnaire polled people on a wide range of topics dealing with both present conditions and future options. With approximately 80 percent of the surveys completed and returned, a good

indication of citizen opinions and preferences on various planning related issues was obtained. In March 1990, ESHB 2929, known as the Growth Management Act (GMA), was passed by the state legislature. Effective July 1, 1990, the Act established a framework for comprehensive planning statewide requiring higher growth areas, including Yakima County, to comply with the growth planning directions it specified. Although the Growth Management Act necessitated some adjustments to the Focus 2010 Planning Program, this citizen involvement plan was adapted to meet GMA requirements. During this same general time period, the City of Yakima and Yakima County initiated Vision 2010, a citizen driven visioning process, developed around 9 committees and coordinated by a general steering committee. The two coordinated, but separate, visioning processes were used because of differences in planning issues, growth patterns and the geographical separation between the Upper and Lower Valley.

Both Focus 2010 and Vision 2010 processes continued through 1991, with numerous committee meetings and public forums. The forums were held to inform citizens about visioning and the requirements of the Growth Management Act and to involve citizens in the visioning process. As a result of the forums, additional direction was obtained on what citizens believe are the issues that needed to be considered in planning for the Yakima Valley's next twenty years. This process culminated in the publication of Vision 2010, Upper Yakima Valley's Visioning Report and Focus 2010, the Lower Yakima Valley Visioning Report, in January 1992. Sunnyside adopted the Focus 2010 report as part of its community program. Sunnyside has built an existing plan and updated its Vision to 2026 with more current and updated information.

#### **4. COUNTYWIDE PLANNING PROCESS**

The results of the visioning process were used extensively in developing Yakima County's Countywide Planning Policy. Reflecting this, each section of the policy document is headed by selected quotations from the visioning reports that apply to that particular policy area.

In developing Yakima County's County Planning Policy, a County Planning Policy Committee of elected officials and staff from Yakima County, each of the cities and towns, and the Yakima Indian Nation was formed to oversee development of the planning policies. An initial draft was reviewed by the Committee in the fall of 1992. A second draft with Committee changes was circulated to agencies and organizations charged with implementing the community vision. A third draft was reviewed by the city and town councils. Additional changes were made, resulting in a public hearing draft. Hearings were held and further minor changes were recommended by the Countywide Planning Policy Committee. After approval by a majority of cities and towns, the Board of Yakima County Commissioners adopted the Countywide Planning Policy on June 29, 1993, in compliance with the Growth Management Act.

## **5. DESIGNATION OF RESOURCE LANDS AND CRITICAL AREAS**

The Growth Management Act requires that cities, towns and counties identify, designate and conserve resource lands, not already characterized by urban growth, that have long-term significance for commercial production. GMA also requires the identification, designation, and protection of critical areas which possess important environmental characteristics or which pose significant threats to human habitation and/or use. A report was developed which inventoried resource lands and critical areas within the city limits. This report was used to review the status of these lands including available environmental and land use information. SEPA # 269 issued on July 1, 1993 included a determination of non-significance (DNS) on this proposal. On July 19, 1993, the City Council of Sunnyside passed Resolution No. 1993-35, with regard to the designation, conservation, and protection of agricultural lands, forest lands, mineral resource lands, and critical areas. This resolution covered only that area within the City of Sunnyside. Designation and conservation of resource lands and critical areas within the unincorporated urban growth area remained the responsibility of Yakima County.

Approximately 585 acres of land were annexed into the City of Sunnyside during the summer and fall of 1993. The City of Sunnyside reviewed the status of these lands and available environmental and land use information. A determination of non-significance was issued with regard to the designation of resource lands and critical areas in these areas proposed for annexation. This DNS was issued as part of SEPA # 271 on August 23, 1993. On October 18, 1993, the City Council of Sunnyside passed Resolution No. 1993-63, with regard to the designation, conservation, and protection of agricultural lands, forest lands, mineral resource lands, and critical areas for these newly annexed lands.

## **6. URBAN GROWTH AREA**

The Washington Growth Management Act states that each county planning under the Act shall designate an urban growth area or areas within which urban growth shall be encouraged. Growth can occur outside the urban growth area only:

- a. if it is not urban in nature, or
- b. if it is classified as a master planned resort or a new fully contained community. Upon approval of an application for a new fully contained community, the comprehensive plan of the county shall be amended to include the new fully contained community as an urban growth area.

Urban growth areas must be based on the County population forecast made by the State Office of Financial Management and must include areas and densities sufficient to accommodate the growth expected over the next 20 years (i.e. through the year 2026). The urban growth area should be located first in areas already characterized by urban growth that have an existing public facility and service capacities to serve such

development, and second in areas already characterized by urban growth that will be served by a combination of both existing and new public facilities and services.

The Sunnyside interim urban growth area was adopted by Yakima County on January 11, 1994 as part of Ordinance No. 1-1994. The interim urban growth area for the City of Sunnyside consisted of approximately 9,163 acres, including 3,600 acres within the City of Sunnyside. The interim urban growth area covered almost all of the land included in the "Sunnyside Area Planning Boundary" as identified in the 1979 Sunnyside Area Comprehensive Plan, as amended. Additional land area beyond the 1979 planning area boundary was also identified as part of Sunnyside's IUGA. Upon adoption of Sunnyside's and Yakima County's respective comprehensive plans, a final urban growth area was designated in 1995, subject to change or amendment not more than once a year.

## **7. RELATIONSHIP OF THE PLAN TO YAKIMA COUNTY COUNTYWIDE PLANNING POLICIES**

Growth management planning is a cooperative process which must occur between jurisdictions. As identified in the Growth Management Act, counties are regional governments within their boundaries, and cities are primary providers of urban services within designated urban growth areas. In order to effectively balance land use, infrastructure and finance throughout a region, the Growth Management Act requires that an overall vision for growth, plus general countywide planning policies to implement this vision be established via a collaborative process between the county and city representatives. It is intended that the countywide policies will serve as a framework for the development of each jurisdiction's comprehensive plan, ensuring consistency between city and county plans throughout the county, and compliance with the requirements of the growth management legislation.

At a minimum, the legislation requires Countywide Planning Policies to address:

- a. The designation of urban growth areas;
- b. Promotion of contiguous and orderly development and provision of urban services;
- c. Siting of public capital facilities of a countywide or statewide nature;
- d. Countywide transportation facilities and strategies;
- e. The need for affordable housing for all economic segments of the population;
- f. Joint county and city planning within urban growth areas;
- g. Countywide economic development and employment; and
- h. Analysis of fiscal impact.

Based on the Growth Management Act, Yakima County has organized its countywide policies in similar fashion and has also included a section on coordination with special purpose districts, adjacent counties and state, tribal and federal government.

The Comprehensive Plan for Sunnyside has taken into consideration in the development of their goals and policies. For ease of comparison, the plan includes a series of tables comparing the requirements of the Growth Management Act, Yakima County's Countywide Planning Policies, and the goals and policies of the City of Sunnyside, as they apply to the various plan elements.

#### **8. RELATIONSHIP OF THE PLAN TO GROWTH MANAGEMENT ACT (GMA) GOALS**

The Washington State Legislature adopted 13 goals to guide the development of comprehensive plans and development regulations of those counties and cities required or choosing to plan under the Growth Management Act (Yakima County was one of the original counties required to plan under the Act). These thirteen goals address urban growth, reducing sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, the environment, citizen participation and coordination, public facilities and services, and historic preservation. For a complete listing of the 13 goals, see Appendix A.



# Chapter 1

## Physical Character Element

## **INTRODUCTION**

### **PURPOSE**

The Physical Character Element describes the natural physical and biological environment in terms of the opportunities and limitations it presents for growth and development. It incorporates those aspects of the Growth Management Act, including land use element requirements, relating to the natural environment. It identifies the area's resource lands and critical areas, and explains how they will be protected.

### **GROWTH MANAGEMENT ACT REQUIREMENTS**

The Washington Growth Management Act (GMA) does not require a Physical Character Element in the Comprehensive Plan, but does set a number of requirements with regard to natural systems. These requirements include:

- ❖ Identification, designation and conservation of resource lands.
- ❖ Identification, designation and protection of critical areas.
- ❖ Provisions for the protection of the quality and quantity of groundwater used for public water supplies.
- ❖ Where applicable, a review of drainage, flooding and storm water run-off in the area covered by the plan and nearby jurisdictions and guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state.

In the context of GMA, resource lands are those agricultural, forest, and mineral lands not already characterized by urban growth that have long-term commercial significance for the production of agricultural products, timber or for the extraction of minerals. Agricultural land and forest land located within an urban growth area shall not be designated as a resource land of long-term commercial significance unless the jurisdiction has enacted a program authorizing transfer or purchase of development rights.

As used within the GMA, critical areas include: a) wetlands; b) critical aquifer recharge areas used for potable water; c) fish and wildlife habitat conservation areas; d) frequently flooded areas; and e) geologically hazardous areas. Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake or other geologic events which pose significant hazards or limitations to the use of land.

## **APPLICABLE COUNTYWIDE PLANNING POLICIES**

The Yakima Countywide Planning Policies are not specifically required by the Growth Management Act to address the physical character of the land or natural resource and critical areas. Nonetheless, several of the Countywide Planning Policies do specifically address natural resource issues. The following Countywide Planning Policies apply to discussion on the physical character element.

- ❖ When determining land requirements for urban growth areas, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas. [RCW 36.70A.110(2)] (Countywide Planning Policy: A.3.7.)
- ❖ Encourage economic growth within the capacities of the region's natural resources, public services and public facilities.
  1. Identify current and potential physical and fiscal capacities for municipal and private water systems, wastewater treatment plants, roadways and other infrastructure systems.
  2. Identify economic opportunities that strengthen and diversify the county's economy while maintaining the integrity of our natural environment. (G.3.1.)
- ❖ Special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources. (I.3.)

## **RELATIONSHIP TO OTHER ELEMENTS OR LAND USES**

Natural systems are closely tied to both economic development and land use. In an area where the economy is based on the productive use of land for agriculture, the land resource must be conserved to assure continued economic viability of the area. At the same time, land is needed for housing and economic development, including sites suitable for industries related to agriculture. Prevailing winds, flood potential and soil types make some areas more suitable than others for various land uses. Land use planning needs to allow for protection of critical areas such as wetlands and wildlife habitat.

## **EXISTING CONDITIONS**

This section of the comprehensive plan document reviews the environmental conditions which are present in the area, and in particular, the environmental conditions which may be either hazardous to development or impose limitations which can only be overcome with more costly engineering and building techniques. The purpose of this analysis is to identify areas where development would be less efficient and economical as opposed to areas in which development could occur that would be more compatible with the natural environment.

### **PHYSIOGRAPHY**

The Sunnyside area is situated in the lower Yakima River basin between the Horse Heaven Hills and the Rattlesnake Hills. The area lies within the Walla Walla section of the Columbia Plateau physiographic province. With the exception of the Harrison Hill area, the terrain in Sunnyside and its urban growth area is nearly level. Slopes within the urban growth area average 0% to 5%. Slopes in the Harrison Hill area are steeper averaging 8% to 15%.

The lower Yakima River Basin in the area of Sunnyside includes recent alluvial, lacustrine and eolian soil deposits. Native soils consist of normally consolidated lacustrine and eolian soils that typically are over 40 to 50 feet thick. The surficial soils typically include about 1.5 feet of silt type loam overlying stratified silt loam, loam and very fine sandy loam to depths of 5 feet or more. The native soils are underlain by volcanic bedrock including the Saddle Mountains Basalt of the Columbia River Basalt Group.

The elevation of the City of Sunnyside ranges from approximately 675 feet in the southern portion of the City to 985 feet at the top of Harrison Hill. The majority of the City lies between 690 and 770 feet in elevation.

The Yakima River passes approximately 3 miles south of the City. No natural perennial streams pass through Sunnyside or its urban growth area. The Sunnyside Canal passes approximately 1 mile north of the city. Other smaller canals and ditches cross the city and the urban growth area at various points.

### **GEOLOGY**

The geologic setting of the Yakima Valley is mostly due to volcanic activity of the tertiary period that occurred in the Cascade Mountains and the Columbia Basin.

During the Miocene Epoch, basalts originating from large fissures, situated in Southeastern Washington, flowed westward covering the Columbia Basin, eventually lapping the eastern slope of the Cascade Mountains. Volcanic activity in the Cascade Mountains caused the overlaying of these basalts with the light colored, pumiceous sandstone and conglomerates that make up the Ellensburg Formation.

After the Ellensburg Formation, compressional forces pushed the Yakima basalts and overlying sediments into a series of parallel east-west ridges now referred to as Manastash, Umpatum and Yakima ridges, Saddle Mountains, and the Rattlesnake and Horse Heaven Hills.

The Quaternary Period, primarily the Pleistocene Epoch, saw continued volcanic activity in the Cascades as well as extensive glacial erosion. Glaciers flowed down the Yakima, Naches, and Tieton River valleys filling both the Upper and Lower Yakima Valleys with glacial and sedimentary deposits. The glacial action has contributed largely to the Valley's existing drainage pattern; however, not all drainage changes in the area were due to glaciation. Both the Columbia and the Yakima Rivers leave an impressive record of their wanderings over the area. During the tertiary period, the Columbia River skirted over the basin area strewn sand, pebbles, and volcanic debris. It is believed that Satus Pass was once the outlet of the Columbia River until subsequent uplifting of the land forced the river east to its present location. The Yakima River, however, was able to maintain its course, eventually cutting through Selah Gap and Union Gap.

Today, the surficial geology of the Sunnyside area consists primarily of unconsolidated alluvial, landslide, lacustrine, and glacial deposits in the lower elevations. See Figure 1 (Geology map).

Higher elevations in the area consist of Pliocene non-marine sediments that are mostly the Tuffaceous sandstones and conglomerates of the Ellensburg Formation. Rock outcroppings within the area are basalt.

### **Seismic Hazard**

All of Washington State is subject to some degree of risk from seismic events. No seismic hazard areas have been identified within the City of Sunnyside; however, the Sunnyside area has been classified within seismic Zone 2B (Uniform Building Code, 1991). Seismic zones classifications in the United States range from 0 to 4. Zones 0 and 1 have a low relative risk of strong earthquakes. Zone 4 has a high relative risk of strong earthquakes. Many areas of the Midwest are part of seismic zone 0 or 1. Most of western Washington is zone 3 and almost all of coastal and southern California is classified as part of zone 4.

### **Volcanic Hazard**

The source of potential volcanic hazards within the Sunnyside area are composite volcanoes of the Cascade Range such as Mt. St. Helens and Mt. Rainier. Potential hazards from an eruption of a composite volcano include mudflows, floods and tephra (airborne volcanic ash or rock debris). Of these, only tephra from a Mt. St. Helens eruption has an identified potential to affect the area. Of the five principal volcanoes in Washington State, only Mt. St. Helens

has experienced major tephra eruptions in the past 13,000 years. Mt. St. Helens has had at least eight large-scale eruptions during that time. During the May 18, 1980 eruption of Mt. St. Helens from 1 to 5 millimeters of tephra was deposited in the area.

Tephra, ejected during another major volcanic eruption of Mt. St. Helens could fall on the Sunnyside area depending on the wind direction at the time of the eruption. It is likely that the size of the tephra would be very fine-grained (ash) and cooled because of the distance to Mt. St. Helens. The ash deposit could be up to 5 centimeters thick and would pose a low potential hazard to human life and health. Injury to humans occurs when ash-contaminated air is inhaled. Property damage occurs from the abrasiveness of ash and resulting impacts on machinery. An ashfall at Sunnyside could result in a temporary shutdown of operations, but is not likely to significantly damage the facilities.

### **Other Hazards**

There is no evident landslide or subsurface dissolution hazards, or abandoned underground mine workings in Sunnyside.

## **SOILS**

Area-wide soils analysis can provide a basis for determining the suitability of an area to certain crop types, as well as for urban development. Soil maps and information are developed by the Soil Conservation Service and are conducted on a countywide basis. As such, they are only general guides to an area's soil. If specific knowledge of any soil type's characteristics is needed, agencies such as the Soil Conservation Service should be consulted.

### **Major Soil Types in the Sunnyside Urban Growth Area**

There are numerous soil types found within Sunnyside and its urban growth area. The most predominant soil in Sunnyside's UGA is Esquatzel silt loam. This soil occurs in the north central and northeastern portion of the City and its urban growth area. This soil comprises approximately 18% of the soils in Sunnyside and its UGA. Esquatzel silt loam is a very deep, well drained soil on floodplains dissected by intermittent and perennial streams. Slopes range from 0 to 2 percent and the elevation where this soil occurs within Sunnyside and its urban growth area is 700 to 800 feet. Permeability of this soil is moderate. Available water capacity is high. Runoff is very slow. The soil is subject to rare periods of flooding. See Figure 2 - Soil Map: City of Sunnyside and Vicinity for specific locations of this and other soil types.

Cleman fine sandy loam occurs in the eastern portion of the City and urban growth area surrounding the Esquatzel silt loam. This soil comprises about 14% of the soils within the City and its urban growth area. Cleman fine sandy loam is

a very deep, well drained soil found on floodplains and alluvial fans. Slopes range from 0 to 2 percent and the elevation where this soil occurs within the City and its urban growth area is 700 to 800 feet. Permeability of this soil is moderate. Available water capacity is high. Runoff is very slow, and the hazard of water erosion is slight. The hazard of soil blowing is high.

Warden fine sandy loam soils occur in the north, south and west central portions of the city and urban growth area surrounding the Esquatzel and Cleman soils. These soils comprise about 15% of the soils within the City and its urban growth area. Warden fine sandy loam soils are very deep, well drained soils on terraces. Slopes range from 2 to 8 percent and the elevation where these soils occur within Sunnyside and its urban growth area is 700 to 800 feet. Permeability of these soils is moderate. Available water capacity is high. Runoff is slow, and the hazard of water erosion is slight. The hazard of soil blowing is high.

Quincy loamy fine sand occurs in the southern portion of the city and urban growth area. This soil comprises about 9% of Sunnyside and its urban growth area. This is a very deep, somewhat excessively drained soil on terraces. Slopes range from 0 to 10 percent and the elevation where this soil occurs within the City and its urban growth area is 670 to 750 feet. Permeability of this soil is rapid. Available water capacity is low. Runoff is very slow, and the hazard of water erosion is slight. The hazard of soil blowing is high.

Warden silt loam occurs in the north, west, southwestern and eastern portion of the city and urban growth area. This soil comprises about 6% of the City and its urban growth area. This is a very deep, well drained soil on terraces. Slopes range from 2 to 5 percent and the elevation where this soil occurs within the city and associated urban growth area is 700 to 900 feet. Permeability of this soil is moderate. Available water capacity is high. Runoff is medium, and the hazard of water erosion is moderate.

Outlook silt loam occurs in the southwestern and eastern portion of the city and urban growth area. This soil comprises about 5% of the soils in Sunnyside and its urban growth area. This is a very deep, artificially drained soil on floodplains. Slopes range from 0 to 3 percent and the elevation where the soil occurs is 670 to 800 feet. Permeability of this soil is moderate. Available water capacity is high. Runoff is ponded, and the hazard of water erosion is slight. This soil is partially protected from flooding and the hazard of flooding is rare.

Determination of a soil's agricultural capability, limitations for septic tanks or buildings, roads and streets, is made through interpretations which are generally identified within the USDA Soil Conservation Service's Soil Survey of Yakima County, May 1985. For each soil type and unit, this document provides the interpretations and orders them in an interpretation chart. The interpretation chart displays the influence the soil has on a given use.

The best soil for agricultural production is the Esquatzel silt loam from 0 to 2% slopes. This soil is categorized as a capability class I soil indicating that this soil has few limitations for the growing of most kinds of field crops. Other prime farmland soils include Cleman very fine sandy loam from 0 to 2% slope, Warden fine sandy loam from 2 to 5% slope, Warden silt loam from 2 to 5% slope, Outlook silt loam from 0 to 3%, and Outlook fine sandy loam from 0 to 5%.

Preservation of productive agricultural land is a high priority in Yakima County. As a result, non-farm use of this resource should be kept to a minimum in areas not already experiencing high density urban development, and where the combination of past trends and future population projections do not indicate a need for urban expansion in the near future.

Yakima County regulates the type and density of development that should occur in these areas through its zoning and subdivision ordinances. The Yakima County Health District issues septic tank permits for developments based on soil ratings determined through on-site percolation tests. Required lot sizes may vary in residential zones depending on test results and the types of water and sewer systems intended.

### **Erosion Hazard**

Erosion hazard includes the transport of soil by wind and water. The primary mode of transport in the Sunnyside area is wind although areas of steeper slopes are subject to increased hazard from water erosion. The soils most susceptible to erosion by water are on slopes and if water is allowed to run in an uncontrolled manner across an area.

## **CLIMATE**

The climate for the Yakima Valley is generally characterized as being mild and dry, influenced by both maritime and continental climates, and modified by the Cascades to the west and Rocky Mountains to the east.

Summers are sunny, with about 85% of the possible sunshine, while winters are generally cloudy with only a third of the possible sunshine. Daily temperatures for the summer months range from 65 to 90 degrees, but the dry air results in rapid temperature falls after sunset, providing cool evening temperatures, usually in the 50's. Temperatures of 100 degrees frequently occur in the months of July and August. Table 1 (Temperature and Precipitation Averages) shows average temperature and precipitation recorded over the period 1971-2000 in nearby Sunnyside.

The growing season in the Yakima Valley varies with the immediate topography and the type of crops grown. The average date of the last freezing temperature in the spring is



May 13, and the first in the fall is October 1. Temperatures below 32 degrees are infrequent during the period May 8 through September 23.

Irrigation is a basic necessity for nearly all crops grown in the Valley. Ample water is available from the snow melt and is collected in storage reservoirs in the Cascade Mountains for summer use in the Valley.

Snowfall is light, with average seasonal snowfall ranging from 10 to 15 inches.

Precipitation in the area follows the West Coast Marine Climate, exhibiting the typical late fall and early winter maximum rainfall. More than 50% of the annual precipitation occurs from October through February. The months of June, July, and August are usually dry, averaging less than 1 inch of measurable precipitation during the three month period. It is not uncommon between the months of July and August to have no measurable rainfall (1925 recorded 88 consecutive days without rain). Average annual precipitation for the Sunnyside area is between 6 and 8 inches.

Winds are generally light, averaging approximately 7 MPH on an annual basis. Stronger winds, ranging from 30 to 65 MPH, will occasionally occur during the spring months. The prevailing wind direction is from the northwest and west in the winter and west-northwest in the summer. Warm and dry "Chinook" winds characteristically occur several times a year, being most noticeable in the winter, resulting in a 20 to 30 degree rise in temperature within the space of a few hours.



Table 1. Temperature and Precipitation Averages

Temperature and Precipitation Averages: 1971 to 2000						
Month	Temperature			Precipitation		
	Average Daily (°F)	Average Daily Minimum (°F)	Average Daily Maximum (°F)	Average (Inches)	Average Number of Days with 0.1 Inch or More	Average Snowfall (Inches)
January	32.1	24.6	39.6	.86	4	3.0
February	38.0	28.4	47.6	.60	2	1.5
March	46.2	33.9	58.5	.63	2	.2
April	53.0	39.2	66.7	.53	2	.0
May	60.7	46.2	75.1	.56	2	.0
June	67.2	52.4	82.1	.42	2	.0
July	72.9	56.3	89.4	.19	1	.0
August	72.0	55.0	89.0	.30	1	.0
September	63.5	47.2	79.8	.49	1	.0
October	52.3	37.2	67.3	.53	2	.0
November	40.6	30.9	50.2	.95	3	1.4
December	32.4	25.3	39.6	1.14	4	4.7
<b>Yearly</b>						
Average	52.6	39.7	65.4	---	---	---
Extreme	---	---	---	---	---	---
Total	---	---	---	7.20	26	10.8

Source: NOW DATA – NOAA Online Weather Data

## AIR QUALITY

During the winter months, overcast days with minimal sun result in periods of high pressure air stagnation and little air movement caused by thermal inversion. This thermal inversion condition, which can result in a build-up of pollutants, is accentuated in the Upper Yakima Valley (Yakima-Selah area) due to severe topography (hills rising 800 feet above the valley floor that tend to hinder air movement and increase the potential for thermal inversion). This set of circumstances combines to cause a build-up of particulate pollutants, resulting from space heating, industrial and transportation

activities, bringing PM<sub>10</sub> particulate pollution levels in the Yakima metropolitan area in excess of national ambient air standards. A portion of the Yakima metropolitan area is also designated for non-attainment with regard to carbon monoxide. These are the only areas within Yakima County designated as non-attainment areas. Levels of other pollutants in the Yakima Valley are well below national standards with very infrequent excursions of carbon monoxide levels above standard being the only other cause for concern.

The absence of major topographical features in the Lower Yakima Valley, particularly in the Sunnyside area, allows for air movement that reduces the potential for thermal inversion and thus these areas are outside of designated non-attainment areas because of their better air quality.

The frequency of occurrence and severity of thermal inversions varies from year to year. The National Weather Service issues an Air Stagnation Advisory when poor atmospheric dispersion conditions exist and are forecast to persist for 24 hours or more. These advisories, which are issued for all of eastern Washington, are generally issued once or twice a year and typically last 1 to 3 days.

### **Air Quality Regulations and Monitoring**

Three agencies have air quality jurisdiction in Yakima County: the United States Environmental Protection Agency (EPA), the Washington State Department of Ecology (WDOE), and the Yakima County Clean Air Authority (YCCAA). The YCCAA, along with the EPA and WDOE, has primary air quality jurisdiction in Sunnyside and all of Yakima County. The YCCAA has adopted the National Ambient Air Quality Standards (NAAQS) established by the EPA. The compounds identified in the NAAQS are termed "priority pollutants". Three priority pollutants are of interest in the Yakima County area: particulates, carbon monoxide and ozone.

### **Particulate Matter**

Particulate matter consists of fine particles of smoke, dust, pollen or other materials that remain suspended in the atmosphere for a substantial period of time. Particulates are measured in two forms: Total Suspended Particulate (TSP) and PM<sub>10</sub> (a subset of TSP). PM<sub>10</sub> is respirable or fine particulate matter, defined as smaller than 10 micrometers in diameter. The annual average air standard for PM<sub>10</sub>, as established by EPA and adopted by YCCAA, is 50 micrograms per cubic meter.

The YCCAA maintains one air quality monitoring station in the general Sunnyside area. This station, which is located in Sunnyside (approximately 6 miles northwest of Grandview), monitors PM<sub>10</sub> over a 24-hour period once every 6 days. The annual average PM<sub>10</sub> level for 1992 at the Sunnyside station was 33 micrograms per cubic meter, which is below the established standard. However,

the cattle industry and agricultural crop uses located near Sunnyside are local sources of dust and odor that are not reflected in the Sunnyside monitoring station data.

### **Carbon Monoxide**

Carbon monoxide (CO) is an air pollutant generally associated with transportation sources. Carbon monoxide also is generated by processes involving incomplete fuel combustion, including home heating appliances and residential wood burning. Carbon monoxide is a pollutant whose impact is usually localized. The highest ambient CO concentrations often occur near congested roadways and intersections during periods of low temperatures, light winds, and stable atmospheric conditions. The 8-hour average standard, as established by EPA and adopted by the YCCAA, is 9 parts per million.

The primary source of CO in the vicinity of Sunnyside is Interstate 82.

Because the YCCAA does not operate any CO monitoring stations in the Lower Yakima Valley, it is not possible to determine CO concentrations for the Sunnyside area. However, because the traffic volumes on Interstate 82 and surface streets in the immediate vicinity are relatively low and rarely result in congestion, CO levels are not anticipated to exceed established standards. In addition, CO concentrations have been decreasing in many areas due to more stringent vehicle emission standards for newer cars and the gradual replacement of older, more polluting vehicles.

### **Ozone**

Ozone is primarily a product of regional (urban) motor vehicle traffic. It is created during warm sunny weather when photochemical reactions occur involving hydrocarbons and nitrogen oxides. Unlike carbon monoxide, however, ozone and other reaction products do not reach their peak levels closest to the source of emissions, but rather at downwind locations affected by the urban air plume after the primary pollutants have had time to mix and react under sunlight.

Because the Sunnyside area is not located in proximity to an ozone producing urban area, the YCCAA does not monitor ozone in the Lower Yakima Valley. Ozone concentrations in the Sunnyside area are anticipated to be less than the EPA annual maximum 1-average standard of 0.12 ppm.

## **GROUNDWATER**

The Yakima Basin is divided into six independent groundwater basins. They are (from north to south): Roslyn, Kittitas, Upper Naches, Cold Creek, Upper Yakima and Lower Yakima basins. These groundwater basins occupy structurally low synclinal valleys separated by anticlinal ridges. Additionally, the Yakima River Basin has three major

aquifer systems: 1) the shallow, unconfined aquifer, near the surface; 2) the post basalt aquifer, somewhat deeper; and 3) the basalt aquifer, the deepest. One or more of these systems may be present in a given sub-basin at a given location.

The shallow aquifer is found along valley floors and is present throughout much of Sunnyside and its urban growth area. The post basalt aquifer underlies much of the Lower Yakima basin. The basalt aquifer also underlies the entire basin. Groundwater flows in the post basalt aquifer are generally southerly. Flows in the basalt aquifer are generally south-southwesterly.

Geologic materials that are able to store and transmit groundwater are considered to be aquifers. Groundwater occurs within the unconsolidated surficial deposits in most of the major stream and river valleys in the Yakima Basin. Groundwater conditions are generally unconfined (at atmospheric pressure) and influenced (hydraulically connected) by water levels in nearby streams, lakes, or rivers. In the Lower Yakima Basin, this unit is the main source of groundwater for residences utilizing individual wells. The depth of wells utilizing the shallow unconfined aquifer range from approximately 10 to 200 feet below ground surface. Wells completed in the unconsolidated sediments typically produce water at a rate of less than 100 gallons per minute (gpm), though production rates of up to 5,000 gpm are reported for wells in some areas.

Potential for groundwater contamination in these shallow aquifers is high, especially near ditches, canals and the Yakima River. Care must be taken to avoid contamination of groundwater when shallow wells are used in conjunction with septic tanks, as it is possible for septic effluent to seep into the well water supply. This condition typically occurs during peak irrigation periods in areas with high water tables.

Groundwater systems are replenished (recharged) by the addition of water to the zone of saturation (aquifer) through precipitation, runoff and infiltration from surface water bodies. An area in which water reaches an aquifer by surface infiltration, and where there is a downward component of hydraulic head (pressure head), is considered a recharge area. The likelihood that water will infiltrate and pass through the surface materials to recharge the underlying aquifer system (recharge potential) is dependent on a number of relatively static physical conditions. These conditions include soil permeability, surficial geological materials, depth to water and topography.

In the Yakima Basin, the main sources of aquifer recharge are from infiltration of precipitation and irrigation water, seepage losses from ditches, canals and rivers. Groundwater discharges from aquifers are into rivers and other water bodies or through evapotranspiration. The Lower Yakima Basin in the Sunnyside area possesses a moderate surficial recharge potential. The primary recharge zones for the basalt aquifers, are along ridges and in upland areas where basalt is exposed to the surface. Most of the infiltration for basalts occurs where fractures, interbeds, and other permeable zones intersect the ground surface.

## **Groundwater Quality**

Groundwater in the three major aquifer systems in the Yakima Basin generally consists of bicarbonate water with magnesium, calcium, and/or sodium as the dominant cation(s). Total dissolved solids (TDS) concentrations are usually less than 500 mg/l in the southern part of the Yakima Basin. The highest concentrations of TDS are found locally in heavily irrigated areas. Iron and manganese concentrations are extremely variable throughout the Yakima Basin and commonly exceed secondary federal maximum contaminant levels (MCLs). Secondary MCLs are regulatory concentration limits intended to protect the aesthetic quality of drinking water supplies.

Overall groundwater quality in the Lower Yakima Basin is good to excellent, although land use impacts have caused degradation in water quality conditions in specific areas. A typical example of contamination in residential areas is bacterial (fecal coliform) contamination of shallow aquifer supplies caused by septic system effluent seeping into the groundwater. In very limited areas contamination is caused by industrial/commercial sources. These situations are not a widespread problem in the Yakima Basin.

In general, nitrate concentrations in the Yakima Basin (the basalt aquifer portions) are lower than the primary federal MCL limit of 10 mg/l, and are highest in agricultural areas. Primary MCLs are enforceable concentration limits based on the potential threat to human health if the water is routinely used for drinking. The average nitrate concentration in the southern parts of the Yakima Basin is 1.8 mg/l based on data collected between 1946 and 1982.

As mentioned above, parts of the Lower Yakima Basin contains shallow aquifers. TDS values tend to be higher in these shallow aquifers than in the basalt aquifer, as more soluble minerals are present in sedimentary rocks than in basalts and because most of the irrigation in the valley occurs within the shallow aquifers' recharge areas. Irrigation water is also concentrated by evapotranspiration before infiltrating to the shallow groundwater. Irrigation also increases the sodium absorption ratios (SAR) and the dissolved oxygen content of groundwater. The SAR indicates the degree to which sodium will be absorbed by a soil when water is brought into equilibrium with it. A high level of sodium in water can cause irrigation problems. For the most part, SAR's found in shallow aquifers in the Yakima Basin are low (typically less than 1), making the water suitable for irrigation use. In agricultural areas, a high dissolved oxygen content of groundwater inhibits nitrification and partially counteracts the effects of nitrogen fertilizer application.

The main uses of groundwater in the Lower Yakima basin are for domestic water supply, fire protection, commercial/industrial use, irrigation, orchard frost protection, stock watering, fish propagation, recreation and beautification, and heat exchange.

## **SURFACE WATER**

The Yakima River Basin drains approximately 6,150 square miles from the Cascade Range east to the ridges dividing the Yakima River system from the Columbia River. The Wenatchee Mountains form the northern limit of the basin and the Columbia River at the Tri-Cities is the southern limit. Sunnyside lies approximately 3 miles north of the Yakima River within the western portion of the Sunnyside sub-basin. This sub-basin is situated in the lower part of the overall basin. The Sunnyside sub-basin starts approximately 30 miles upstream and ends approximately 70 miles upstream from the mouth of the Yakima River. The Sunnyside sub-basin lies more than 200 miles downstream from the Yakima River's headwaters.

No perennial creeks or streams are found within the City of Sunnyside or its urban growth area. Several irrigation return flow ditches pass through the City and urban growth area and drain into the Sulfur Creek Wasteway which in turn drains into the Yakima River at river mile 61.0 near the City of Mabton.

Major canal systems which pass through the Sunnyside sub-basin are the Sunnyside Canal and the Roza Canal. The Sunnyside Canal passes approximately 1 mile north of the city. The Roza Canal passes approximately 1.5 miles north of the Sunnyside Canal.

The Yakima River system includes salmon spawning, rearing and migration. Anadromous and resident fish found in the river, include spring chinook salmon, fall chinook salmonid, summer steelhead, rainbow trout, smallmouth bass and largemouth bass. A variety of wildlife can also be found in the Lower Yakima Sub-basin, including mule deer, bald eagles, osprey, Canadian geese, and valley quail.

### **Surface Water Quality**

The Yakima River in the area of the Sunnyside sub-basin is considered a class "A" water under the State of Washington's administrative classification. This class of water is rated as "excellent" meaning that the river meets or exceeds standards established for all, or substantially all, designated water uses. The waters of Sunnyside Canal and the Roza Canal are also designated as class "A" waters. Only the Sulfur Creek Wasteway is rated as a class "B" water meaning that this water meets or exceeds the requirements for most beneficial water uses except those related to domestic water supplies, salmonid spawning and primary contact recreation.

Based on historical data through 1985, it appears that most of the sampling sites in the Yakima River Basin with the largest sediment concentrations and turbidity values (90 percentile values greater than 1,500 mg/L and 40 NTU) were located in the Sunnyside sub-basin, where steeper sub-basin slopes may be contributing to increased erosion.

Most of the sites with median nitrite plus nitrate concentrations greater than 2 mg/L were also in the Sunnyside sub-basin. Almost all of the sites with median concentrations greater than 0.5 mg/L were associated with drains. These are also the sites with large nitrite plus nitrate concentrations. Specific standards have not been established for organic nitrogen compounds, but these compounds should be considered as potential water quality problem areas because they may undergo bacterial decomposition and oxidation to form more toxic forms of nitrogen (ammonia, nitrites, and nitrates).

In data from 1957 through 1985, the Sulphur Creek Wasteway had only three determinations which failed to meet class "B" standards for dissolved oxygen. However, it had many values which did not meet the minimum class "A" standard.

During 1975, fecal coliform concentrations in the Sulfur Creek drainage were among the largest observed in the Yakima River basin, with 31 of 39 sites recording concentrations larger than 1,000 colonies per 100 milliliters and 16 of those exceeding 10,000 colonies per 100 milliliters. Class "A" standards for fecal coliform concentrations are 100 colonies per 100 milliliters.

Based on soil permeability, surficial recharge potential in the Sunnyside sub-basin is considered moderate.

The Yakima River Basin is currently in the midst of an adjudication to determine the validity and extent of existing surface water rights.

The major surface water uses in the Sunnyside sub-basin include domestic water supply, irrigation, orchard frost protection and cooling, stock watering, fish propagation, wildlife propagation, and power generation.

## **FLOODING**

Although flooding is a problem that has significant impact upon the use of the land, minimal flood area exists in the Sunnyside area. The Federal Emergency Management Agency (FEMA) rescinded the flood maps for the City of Sunnyside in 1986 when it was determined that no special flood hazard areas (areas of 100 year floods) existed within the City. Only a small area within the urban growth area adjacent to the City between Cemetery Road and Scoon Road has been identified as an area of 100 year flood. Figure 3 (Floodplain map) shows floodplains in the Sunnyside and the surrounding urban growth area.

As indicated by the Federal Emergency Management Agency - Flood Insurance Rate Map, Community Panel No. 530217 1850 B for Yakima County and a letter from FEMA rescinding the flood insurance rate map for the City of Sunnyside, the only area within the 100 year floodplain within the City or its urban growth area is this small floodplain area. Yakima County regulates building in floodplain areas. Permits require all



development to be flood proofed, i.e., the elevation of the first inhabited floor must be one foot above the 100-year flood elevation.

## **WETLANDS**

The National Wetland Inventory (NWI) has mapped drainages identified as palustrine and riverine flowing throughout the Sunnyside area.

Most of these wetlands are associated with an irrigation drainage ditch or canal. Water flowing through these ditches support wetland vegetation within the channel, on the slopes of the ditch and in certain areas adjacent to the ditch. The majority of wetland habitat in these areas is composed of emergent marsh vegetation in the drainage bottom and lower slope, and patches of emergent, scrub/shrub and/or forested habitat occurring along the upper bank of these ditches.

Other small isolated wetlands not associated with ditches, canals or other drainages also occur throughout the area. These are mainly classified as palustrine wetlands and may include open water and/or emergent, scrub/shrub, or forested types of vegetation. The vegetation in these areas is often dominated by willow and Russian olive and includes patches of emergent types of vegetation. Emergent marsh vegetation is composed of numerous species and dominated by reed canary grass (*Phalaris arundinacea*). Many of these wetlands are supported by partially impounded irrigation runoff from cultivated fields or from seepage from nearby irrigation canals and return flow ditches.

Wetlands provide a broad spectrum of natural and physical functions. Freshwater wetlands have flood storage capacity, serve as groundwater recharge areas, and tend to moderate the flow regimes of associated drainages. Wetlands also work to remove suspended solids from water, absorb and recycle mineral and organic constituents, and otherwise contribute to improved water quality. Biological functions include food chain production, general habitat, nesting, spawning, rearing, and resting sites for aquatic and land species.

Efficiency of wetland functions can be broadly described according to wetland type. Primary productivity is low to moderate in streams and drainages and moderate to high in marshes and swamps. Relative export efficiency of nutrients is generally rated high for perennial riverine marshes, seasonally flooded riverine swamps, and overflow systems; moderate for freshwater wetlands adjacent to or linked to intermittently inland swamps and bogs, and freshwater wetlands adjacent to or linked to ephemeral riverine systems.

Many wetlands such as swamps, wet meadows, and those that are riverine- and drainage-related, serve as groundwater discharge/recharge zones. Hydrologically isolated wetlands do not provide those functions unless linked to the groundwater system. Assessing water purification capabilities for wetlands is complicated, but in

general, those wetlands with greater vegetative cover and an optimal ratio of aerated water surface to total wetland size have the most value.

## PLANTS AND ANIMALS

The Sunnyside area lies within the big sage brush-bluebunch wheatgrass (*Artemisia tridentata*-*Agropyron spicatum*) association of the Columbia Basin Province. This association is found in the driest part of the Columbia Basin Province and was historically composed of shrubs, grasses, forbs, and a surface crust of lichens and mosses. Farming practices have resulted in alteration of vegetation over much of the landscape in the Sunnyside area. Very few native plants exist within the area with areas of invasive and noxious weeds present within and adjacent to the farmed portions of the area.

Some of the canals and ditches that traverse the Sunnyside area possess an overstory of young narrow-leaf willow (*Salix exigua* spp. *exigua*) and Russian olive (*Elaiagnus angustifolia*), with elm (*Ulnus* sp.) along the top of bank. Other canals and ditches that traverse the area have no overstory or shrubs and appear to be cleared of vegetation regularly. Emergent marsh vegetation within the ditches includes smartweeds (*Polygonum* spp.), watercress (*Rorripa nasturtium-aquaticum*), cattails (*Typha latifolia*), marshelder (*Iva xanthifolia*), and reed canarygrass (*Phalaris arundiances*). This habitat provides food, cover, and water as well as a movement corridor for birds and mammals. Isolated wetlands may also be found within the area. The vegetation of these wetlands is similar to that found near the ditches. Amphibians may find limited breeding sites within the ditches and wetlands, though runoff of agricultural chemicals renders this somewhat less than desirable. The farmed portions of the area are used to grow asparagus, corn, grapes, hops, mint, peas, tree fruit, alfalfa and wheat. Little other vegetation is found among the crops. Other species that do occur are primarily noxious weeds such as puncture vine (*Tribulus terrestris*), redroot, pigweed (*Amaranthus retroflexus*), morning glory (*Convolvulus arvensis*), and Kochia (*Kochia scoparis*). Farmed lands offer fluctuating levels of food and cover for wildlife in correlation with crop types and harvest schedules.

Some wetlands are created as a consequence of irrigation practices. These wetlands may be used as pasture for grazing cattle, thus decreasing their value for wildlife species. Vegetation within these wetlands is limited to herbaceous species such as smartweeds and quackgrass (*Agropyron repens*) and has been heavily grazed offering only limited cover and food. Other wetlands are formed from impoundments adjacent to roads and the railroad and receive runoff from these sources as well as irrigation, also decreasing their value for wildlife.

Information on rare plants was requested from the Washington Department of Natural Resources Natural Heritage Program. One endangered and four threatened plants are known to occur in Yakima County. No endangered or threatened plant populations were detected within Sunnyside or its urban growth area through the use of the database. Little native vegetation is found within the area and it is unlikely that rare

plants would have survived the severe alternations of the habitat; however, it should be noted that no formal rare plant survey has been completed for the comprehensive plan.

Information was requested from the Washington Department of Fish and Wildlife Priority Habitat and Species Program concerning priority habitats and species in the vicinity. No endangered or threatened species were reported to occur within the area.

Bird species observed in the Sunnyside area are those species that are common in grasslands and open areas. Species frequenting the area include American kestrel, western meadowlark, mourning dove, ruffed grouse, black-billed magpie, common snipe, California Quail, killdeer, starlings, western kingbird, Brewer's blackbird, and ring-necked pheasant. Additionally, in the scrub/shrub habitat associated with the return flow ditches, yellow warblers and song sparrows are found. Some wetlands in the Sunnyside area have been observed with great basin spadefoot (*Scaphiopus intermontanus*) tadpoles. Other amphibians or reptiles may be present within the irrigation canals supported on the food, cover, water, and marginal breeding habitat these areas provide. Small mammals such as mice and voles appear to be abundant throughout the area. Ground squirrels may also occasionally be seen. Larger mammals make use of the canals and ditches, particularly the more vegetated edges, as a corridor leading to the more sheltered habitat found elsewhere. Signs of deer, coyote, and raccoons are found throughout the more rural portions of the area. Portions of the area are particularly valuable as a foraging area for raptors. Red-tailed hawks can be seen circling agricultural properties and other raptors including golden eagles may make use of the habitat.

## **FISH**

Other than the Yakima River, no streams are located in the Sunnyside areas that are listed in the Catalog of Washington Streams and Salmon Utilization.

The waterways in the Sunnyside area are similar in nature and for the purposes of aquatic biology were determined to contain similar species assemblages. The primary waterways consist of man-made irrigation ditches of approximately 8 feet in depth and 15 feet in width. Substrates consist of sand and mud fines. Vegetative cover consists mainly of weedy herbaceous species or low brush, though trees are found along the canals in some areas. Water levels and flow are dependent upon controlled irrigation demands and are not significantly influenced by natural water injection in all but the heaviest rain or runoff from snow melt. Observed aquatic species included opportunistic amphibians and insects. No fish were observed and due to the lack of vegetative cover and lack of direct access to natural streams, none were expected to be present.

## **RESOURCE LANDS AND CRITICAL AREAS**

An inventory of natural resource lands and critical areas was prepared in November 1991, and was used as the basis for the City's action on resource lands and critical areas. This document is incorporated here by reference.

On July 19, 1993, the Sunnyside City Council passed and approved Resolution No. 1993-35, "A Resolution of the City Council of the City of Sunnyside, Washington, with Regard to the Designation, Conservation, and Protection of Agricultural Lands, Forest Lands, Mineral Resource Lands, and Critical Areas." That resolution is incorporated here by reference. The city concluded at that time, that it was not appropriate to designate any agricultural lands, forest lands, mineral resource lands, frequently flooded areas, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, or geologically hazardous areas within the city limits. Two wetland areas within the City were designated as part of this resolution.

On October 18, 1993, the Sunnyside City Council passed and approved Resolution No. 1993-63, "A Resolution of the City Council of the City of Sunnyside, Washington, with Regard to the Designation, Conservation, and Protection of Agricultural Lands, Forest Lands, Mineral Resource Lands, and Critical Areas within the East Edison and Yakima Valley Highway/Waneta Road Interchange Annexation Areas." That resolution is incorporated here by reference. The city concluded at that time, that it was not appropriate to designate any agricultural lands, forest lands, mineral resource lands, frequently flooded areas, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, wetlands, or geologically hazardous areas within these annexation areas.

Below are the conclusions from these resolutions in regard to the designation of resource lands and critical areas in the City of Sunnyside.

### **AGRICULTURAL LANDS**

Although there are areas of land currently in agricultural use within the Sunnyside city limits, the city views these areas as available for more intensive uses at the discretion of the landowner, in compliance with the city's development regulations. Many of these parcels are too small to be of long-term commercial significance unless they are part of a larger farming unit located elsewhere. Larger parcels have adjacent or nearby water and sewer service and are part of the area served by other city services. These areas also are near to developed urban areas and as such are included within the area characterized by urban growth. None of these lands were designated as agricultural lands of long-term commercial significance. As such, the City is not required to have in place a Purchase of Development Rights or Transfer of Development Rights program as outlined under the Growth Management Act [RCW 36.70A.060(4)].

## **FOREST LANDS**

The City of Sunnyside neither has commercial nor non-commercial forest lands. There are no lands within the city that are used to grow trees, including Christmas trees subject to the state excise tax that is imposed on harvesters of timber. Thus, no forested lands of long-term commercial significance have been designated within the City.

## **MINERAL LANDS**

The City of Sunnyside has no areas of good economic potential for the extraction of commercial-grade deposits of gravel, or any other mineral. Attempts to extract gravel or any other mineral within the City of Sunnyside would likely result in impacts on and conflicts with adjacent urban land uses. There are no active mineral extraction permit sites located within the city limits, according to the Washington State Department of Natural Resources (DNR). No mineral resource lands of long-term commercial significance have been identified within the City of Sunnyside.

## **WETLANDS**

Two wetland sites have been designated by the City of Sunnyside as critical areas. One wetland site is located on Port of Sunnyside property in the southern portion of the City. The second wetland site is located in the northwestern portion of the City. Other wetlands which are identified on the National Wetland Inventory maps are small, isolated depressions which contain established non-native plant species, no longer exist based on windshield survey information, or are associated with man-made ditches and other structures which are not defined as regulated wetlands.

## **AQUIFER RECHARGE AREAS**

The City of Sunnyside has determined that it is appropriate for the City to designate areas with a critical recharging affect on aquifers used for potable water. As of 2005, the City has insufficient information to determine whether the City has these areas within its boundaries. It is highly possible that the Alluvium Aquifer which supplies water to City Wells #5 and 8 has as its primary recharge area, lands which are located north and west of the present City limits. A more detailed designation will be developed in the future.

## **FISH AND WILDLIFE CONSERVATION AREAS**

No fish and wildlife habitat conservation areas have been identified within the City of Sunnyside. Therefore, this type of critical area has not been designated.

## **FREQUENTLY FLOODED AREAS**

No area of the City has been identified as an area of special flood hazard by the Federal Emergency Management Agency (FEMA). No frequently flooded areas have been designated.

## **GEOLOGICALLY HAZARDOUS AREAS**

Figure 4 - Mineral Potential and Geologic Hazards, shows geologic hazard areas within the City of Sunnyside. Potential geologic hazards identified include over-steepened slopes (marked OS2 and OS3 on the Figure 4). Urban development already occurs throughout much of this area. No evidence of landsliding is readily evident and it would appear that the hillside is stable. The main hazard in this area is the potential for water based erosion as a result of heavy downpours associated with significant storm events. No geologically hazardous areas have been designated.

The following definition of geologic hazards is taken from the January 1991, "Yakima County Mineral Resources and Geologic Hazards Report" by Newell Campbell. This identification of geologic hazards was not based on actual site inventories conducted in the study area, but on general published sources of information and maps, therefore these sites can only be considered potential geologic hazard areas. These geologic hazards are subdivided on the basis of risk. The categories used are: High Risk, Intermediate Risk, Low Risk, Suspected Risk, and Unknown Risk.

- ❖ LS (Landslides). Places where landslides, debris flows, or slumps that have already occurred, are considered to be designated landslide areas. Sliding presumed to be Holocene in age (10,000 years or less) is shown as High Risk (LS3).
- ❖ OS (Over-steepened Slopes). Areas with slopes steep enough to create potential problems fall into the over-steepened slopes category. High risk areas (OS3), include slopes greater than 40%, areas of rock fall and creep, and places underlain with unstable materials.

## **GOALS AND POLICIES**

### **GOAL 1:**

**Manage development according to the severity of natural constraints in order to reduce risks and minimize damage to life and property.**

Policy 1.1 Development shall take adequate measures to minimize significant erosion and flash flooding conditions by:

- 1.1.1. Limiting the total amount of impervious surface to be created.
- 1.1.2. Planting sufficient vegetation to offset the effects of the impervious surfaces created, and/or
- 1.1.3. Providing sufficient drainage facilities to control storm run-off.

Policy 1.2 Maintain acceptable air quality standards.

1.2.1 Objective: Support the Clean Air Authority in their efforts to prevent degradation of air quality.

1.2.2 Objective: Development shall take adequate precautions to avoid an increase in erosion potential:

- a. Require dust control of construction projects during and after construction;
- b. Require vegetation to be replanted to increase the surrounding soils' capacity to withstand erosion; and
- c. Require all roads in new subdivisions to be paved in accordance with Sunnyside's subdivision regulations.

1.2.3 Objective: Keep dust to a minimum on all public streets and alleys:

- a. All streets and roads inside the city should be paved and maintained; and
- b. Dust abatement programs should be continued for remaining unpaved roads until paving can be done.

1.2.4 Objective: Encourage alternatives to the use of the private automobile.

1.2.5 Objective: Approve the location and operation of potential new pollution producing activities (including light, noise, and

odor) after careful review for potential nuisance and/or compatibility with adjacent land use:

- a. Seek supplemental review, as needed, by the:
  1. County Clean Air Authority;
  2. State Department of Ecology; and/or
  3. State Department of Health

### Policy 1.3 Maintain High Groundwater Quality

1.3.1 Objective: Coordinate with Yakima County to limit development outside the projected service area to a density where cumulative groundwater degradation for Sunnyside area residents will be prevented.

- a. Ensure that lot sizes in areas lacking public sewer service are large enough to accommodate individual septic systems without cumulative degradation of water quality by continuing the County Health District's requirement of on-site tests as a prerequisite for building permits; and
- b. Require development to include provisions which ensure that increased run-off from impervious surfaces does not damage the natural drainage system or deteriorate water quality.

1.3.2 Objective: Support efforts to encourage improved farming practices which will minimize run-off from farmlands and subsequent degradation of surface water by fertilizers, insecticides, sedimentation, etc.

- a. Coordinate with the existing conservation districts and support their planning and implementation effort:
  1. Support long-range planning efforts which address conservation in a variety of different areas; and
  2. Implement appropriate methods and techniques for conservation; and
- b. Use the Yakima County Extension Service, the Soil Conservation Service, and the Bureau of Reclamation, etc., for more information on related subjects.

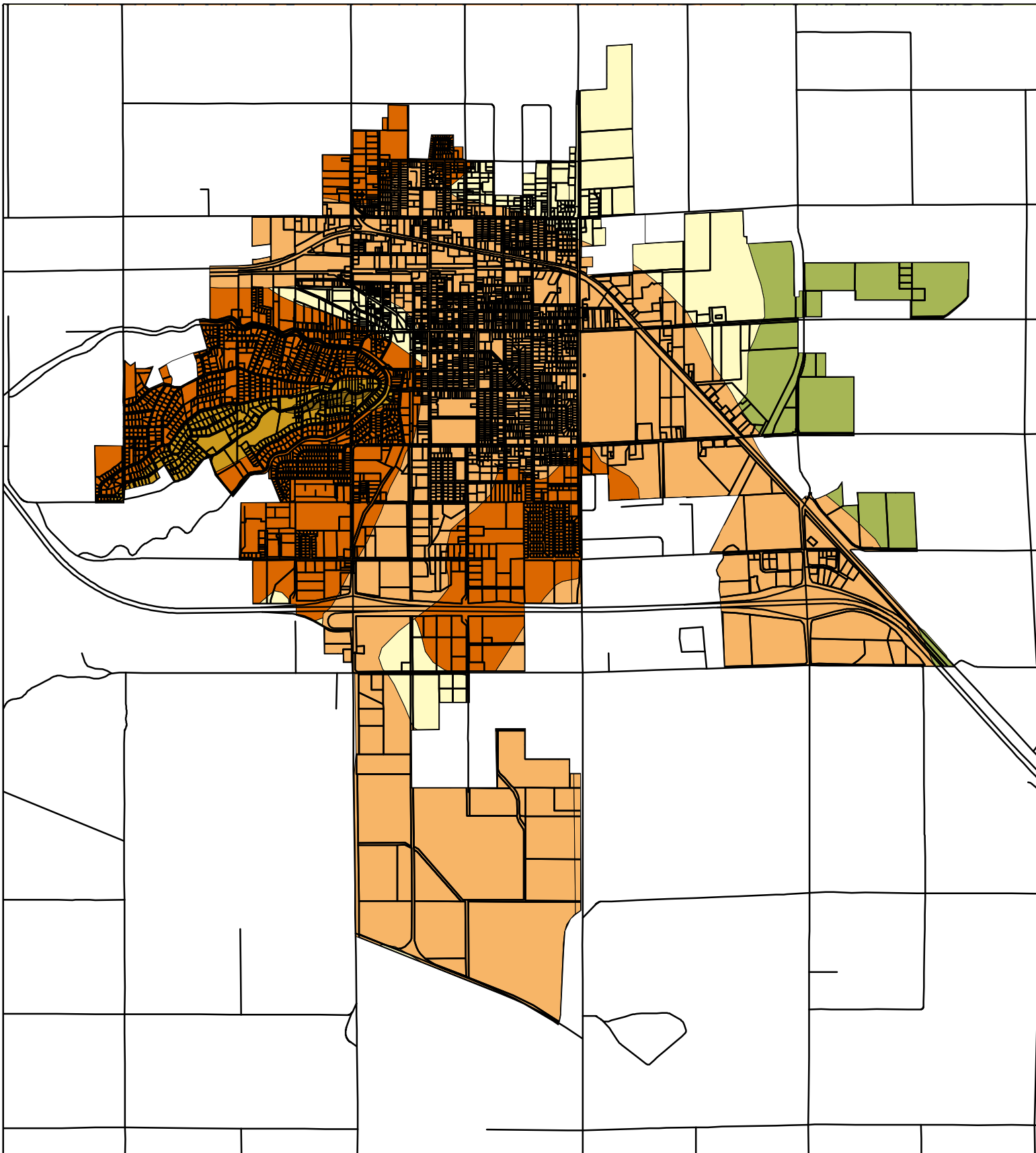


Policy 1.4    Protect Surface Waters from Degradation

- 1.4.1    Objective: Identify those natural conditions, land uses and practices that together could result in loss of water quality if not properly managed.
- 1.4.2    Objective: Evaluate the measures that are already in place to prevent degradation, and determine the best, cost effective means for protecting surface water from identified threats to water quality.
- 1.4.3    Objective: Review available best management practices which can be used to reduce erosion and sedimentation associated with development within Sunnyside. Investigate the need for additional erosion control measures for construction projects.
- 1.4.4    Objective: Encourage the implementation of best management practices through information dissemination and cooperation.
- 1.4.5    Objective: Investigate the need for additional measures to control storm drainage and improve the storm drainage system.
- 1.4.6    Objective: Work cooperatively with other jurisdictions and agencies to educate the public on the proper use and disposal of stored chemicals and hazardous materials.

Policy 1.5    Maintain commercially viable farmland in agricultural production.

- 1.5.1    Objective: Discourage urban density development on productive agricultural lands outside of areas needed for future growth and development.



GEOGRAPHIC INFORMATION SERVICES

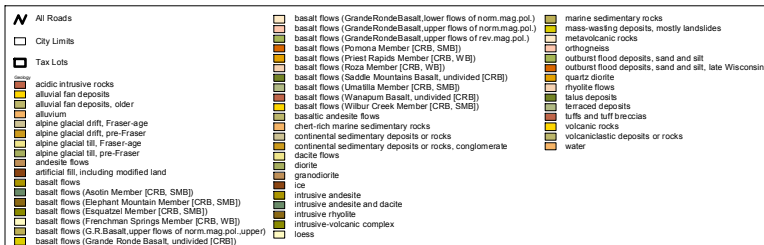
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1"= 3000 feet

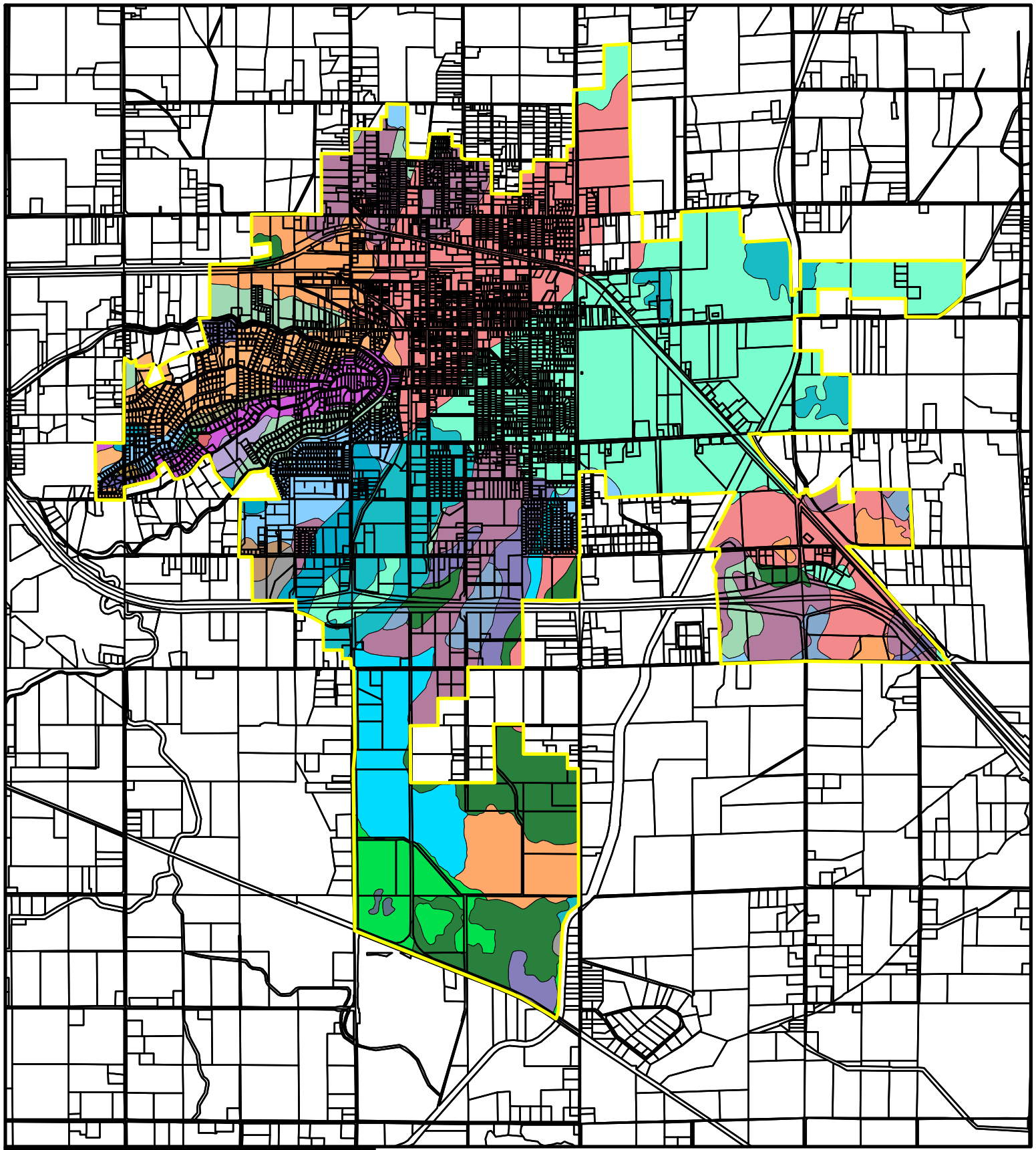
SUNNYSIDE

## City of Sunnyside Geology

### Chapter 1 - Figure 1



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0 1000 2000 3000 Feet  
1" = 3000 feet

SUNNYSIDE

## City of Sunnyside Soils Map

Chapter 1 - Figure 2

	City Limits
	Tax Lots
	All Roads
	Soil Code 18
	32
	51
	53
	57
	58
	91

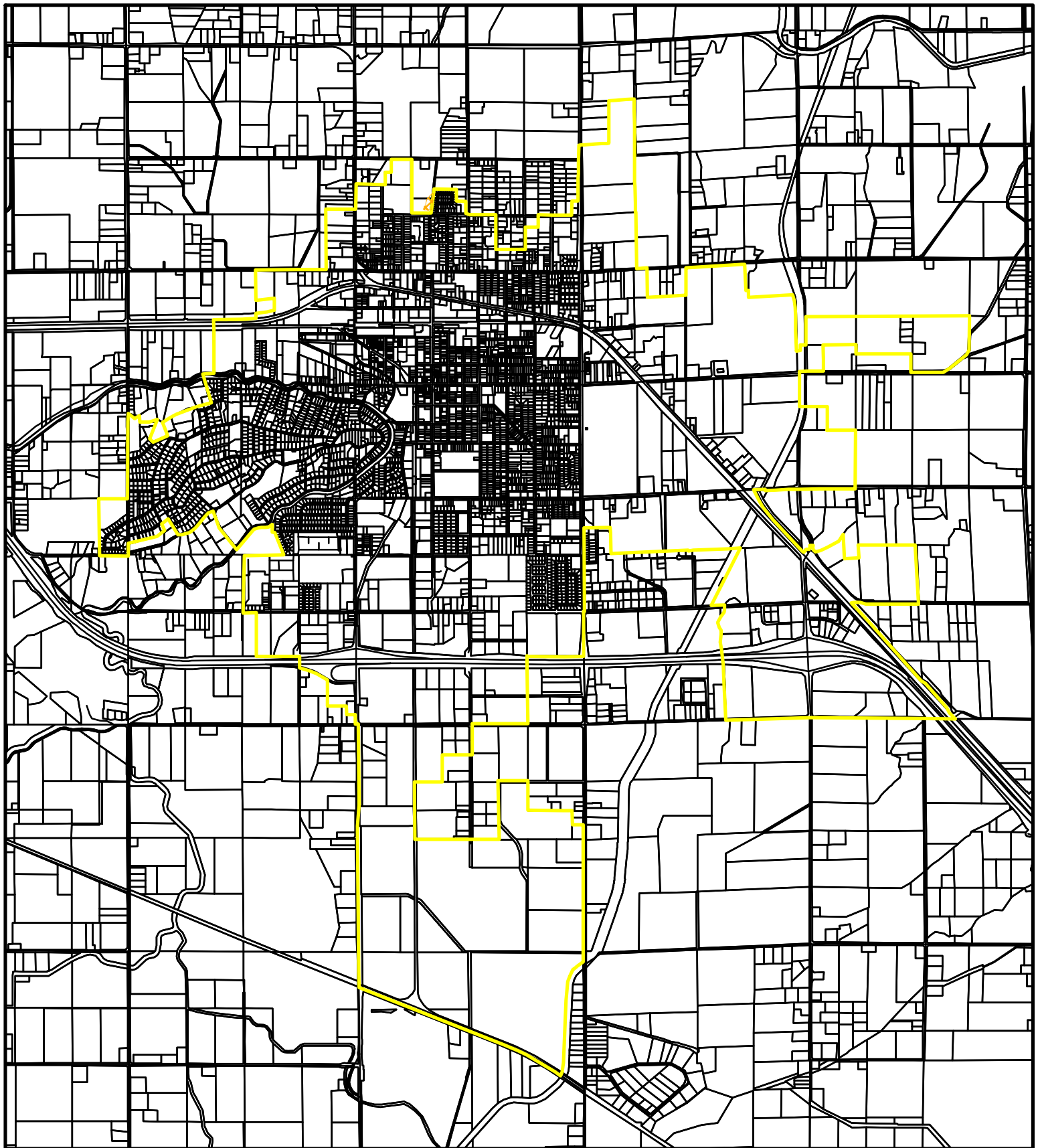
	92
	93
	95
	120
	123
	138
	139
	171
	172
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	176
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	180
	197

**SUNNYSIDE**



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
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0 1000 2000 3000 Feet  
1" = 3000 feet

SUNNYSIDE

City of Sunnyside  
Floodplain

Flood Plains  
 100 year  
 Flood Way

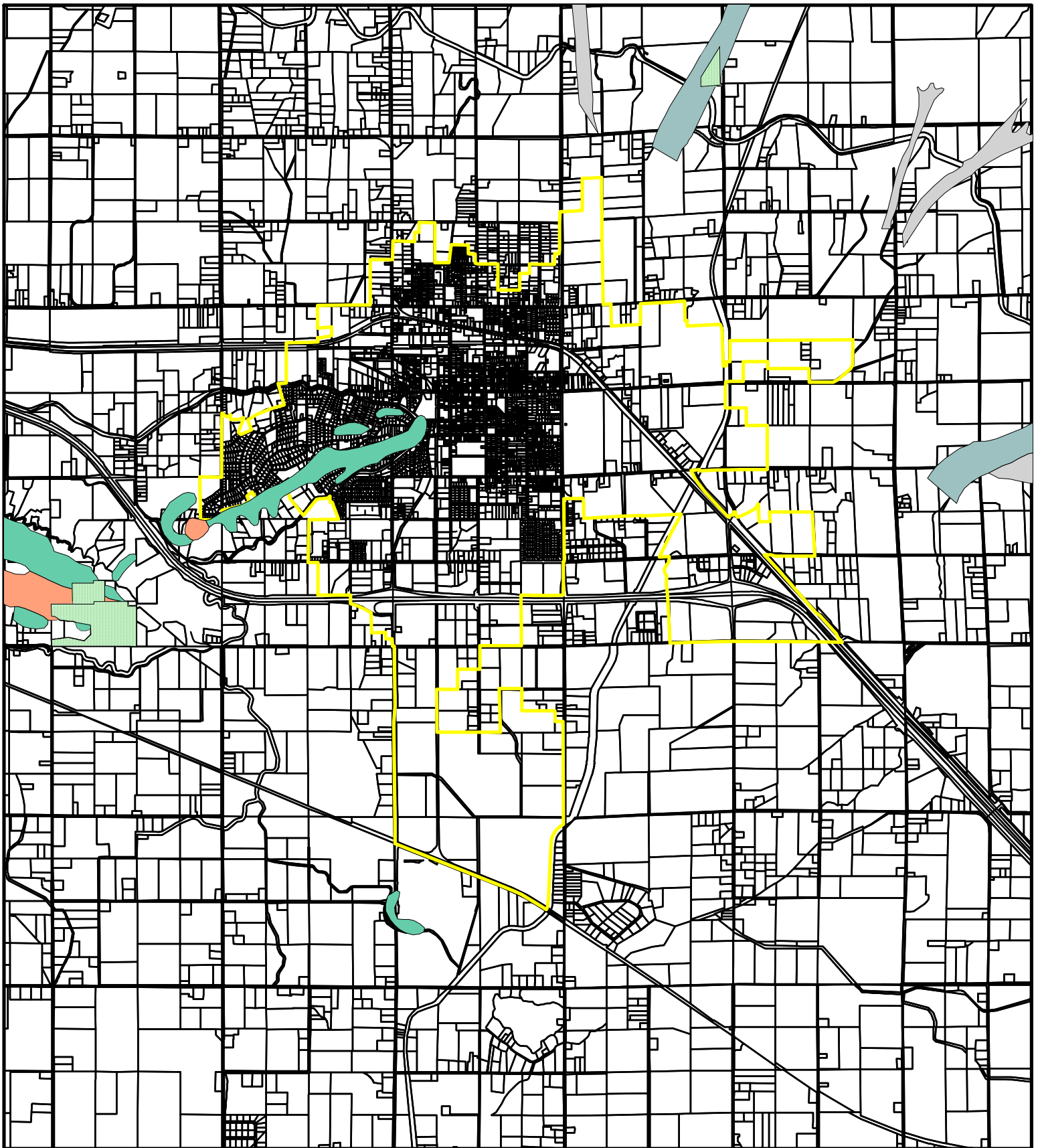
 All Roads  
 Cities  
 Tax Lots

SUNNYSIDE



Chapter 1 - Figure 3

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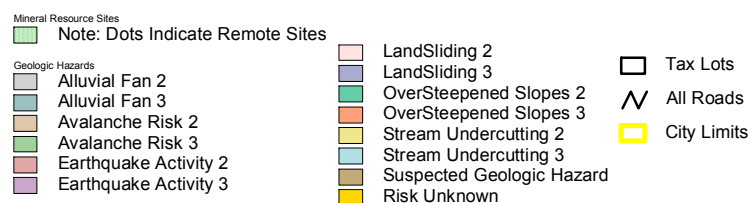
Parcel Lot lines are for visual display only. Do not use for legal purposes.

0 2000 4000 Feet  
1" = 4000 feet

SUNNYSIDE

## Mineral Potential & Geologic Hazards

Chapter 1 - Figure 4



SUNNYSIDE

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# Chapter 2

## Land Use Element

## **INTRODUCTION**

### **PURPOSE**

The land use element establishes the desirable character, quality and pattern of the physical environment and represents the community's policy plan for growth over the next 20 years. In addition, because land is a limited resource, the land use element provides guidance in balancing people's use of land with the protection of environmental values.

### **GROWTH MANAGEMENT ACT REQUIREMENTS**

The Washington Growth Management Act (GMA) requires that the following be addressed by the land use element:

- ❖ Designation of the proposed general distribution, extent and general location of a number of land uses for various activities.
- ❖ Establishment of population densities, building intensities and estimates of population growth.
- ❖ Provisions for the protection of the quality and quantity of groundwater used for public water supplies. (This requirement will be addressed in the physical character element.)
- ❖ Where applicable, the land use element must review drainage, flooding and storm water runoff in the area covered by the plan and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state. (This requirement will be addressed in the physical character element.)

Designation of an Urban Growth Area (UGA), integration with countywide planning policies, and identification of lands useful for public purposes and open space corridors within and between UGA's are also GMA requirements, and will also be addressed in the land use element.

### **APPLICABLE COUNTYWIDE PLANNING POLICIES**

Under the Growth Management Act, cities, towns and their associated urban growth areas have been identified as the primary areas where future urban levels of growth will be permitted. In order to achieve the Act's goal of "inter-jurisdictional consistency", countywide planning policies need to be considered as part of the development of the land use element of Sunnyside's comprehensive plan. The following countywide planning policies apply to discussion on the land use element.



1. Areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. (Countywide Planning Policy: A.3.1.)
2. All cities will be within a designated urban growth area. Urban growth areas may include areas not contained within an incorporated city. [RCW 36.70A.110] (A.3.2.)
3. All urban growth areas will be reflected in County and respective city comprehensive plans. (A.3.3.)
4. Urban growth will occur within urban growth areas only and will not be permitted outside of an adopted urban growth area, except for new fully contained communities. [RCW 36.70A 110 (2)] (A.3.4.)
5. Sufficient area must be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preference. [RCW 36.70A.110 (2)] (A.3.6.)
6. When determining land requirements for urban growth areas, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas. [RCW 36.70A.110 (2)] (A.3.7.)
7. The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a Regional GIS data base. (A.3.8.)
8. The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining. (A.3.9.)
9. The County, city, or interested citizens may initiate an amendment to an existing urban growth area through the normal comprehensive plan amendment process, however in no case will amendments be processed more than once a year. [RCW 36.70A.130 (2)] (A.3.10.)
10. Prior to amending an urban growth area the County and respective City will determine the capital improvement requirements of the amendment to ascertain that urban governmental services will be present within the forecast period. (A.3.11.)



11. Annexations will not occur outside established urban growth areas. [RCW 35.13.005] Annexations will occur within urban growth areas according to the provisions of adopted interlocal agreements, if any. (A.3.12.)
12. Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban governmental services be provided by cities, and urban governmental services should not be provided in rural areas. [RCW 36.70A.110(3)] (B.3.1.)
13. Urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors and the terms under which the services are to be provided. (B.3.2.)
14. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20 years. (B.3.3.)
15. New urban development should utilize available/planned urban services. [RCW 36.70A.110(3)] (B.3.5.)
16. Local economic development plans should be consistent with the comprehensive land use and capital facilities plans, and should:
17. Consider the goods, services and employment requirements of the projected population;
18. Consider export opportunities for locally produced goods;
19. Identify areas most suitable for industrial development;
20. Anticipate and accommodate the infrastructure needs of business and industry within UGA's. (G.3.2.)

## **RELATIONSHIP TO OTHER ELEMENTS**

The land use element could be described as the "driver of the comprehensive plan" in that each of the other elements are interrelated with the land use element and the plan element goals will be implemented through land use policies and regulations.

This land use element has the following components:

1. Summary of the urban growth area process and designation.
2. Summary of major land use considerations for the city.
3. Summary of historic trends and the physical setting for the community and a survey of existing land uses within the city and its UGA.
4. Analysis and forecasts, including analysis of population growth and demographics; economic conditions; physical conditions; infrastructure; public facilities and services; UGA build-out scenarios; and projection of long-range land use needs.
5. Land Use Plan Concept: discussion of the major plan concepts and growth management strategies.
6. Land use goals and policies
7. Summary of land use implementation strategies
8. Land use maps
9. Appendices - Process for siting essential public facilities (to be completed and coordinated as part of countywide process)



## **URBAN GROWTH AREA**

Sunnyside's Urban Growth Area (UGA) includes those lands within the city's urban service area and also includes surrounding areas which directly impact conditions within the city limits. This area is defined by an Urban Growth Area Boundary (Figure 1). As the City of Sunnyside grows, the need for additional growth area can be evaluated and the urban growth area can be amended in coordination with Yakima County.

In the Urban Growth Area Boundary designation process, the following major findings or considerations contributed toward the final location of the boundary.

- ❖ Establishing a balance between too much land within the UGA which may contribute to urban sprawl, high costs for public services, and unnecessary conversion of resource lands and farmlands to residential or other uses, and too little land for residential uses which can increase housing costs and limit housing choices. Allowing an inadequate supply of industrially zoned lands can also constrain economic development and may potentially adversely affect the city's future tax base.
- ❖ Physical features or environmental constraints should be used to provide a clear separation between urban and rural areas.

## **MAJOR LAND USE CONSIDERATIONS**

- ❖ What are appropriate locations for industrial development to expand the city's employment base? Should the city concentrate industrial development activities/zoning in the southern area of the city near I-82, the Washington Central rail line and on Port of Sunnyside property only?
- ❖ What are the important siting considerations for new industrial development? Should industrial uses be grouped together in an industrial park setting to take advantage of existing infrastructure?
- ❖ How will water and sewer be provided to the Monson Property and to other potential development along the Yakima Valley Highway and I-82? Does the city have sufficient water and wastewater capacity for this level of development?
- ❖ What would be the best use of the land surrounding exit 63, exit 67 and exit 69 on I-82? Should it be directed toward commercial oriented use focused on the needs of the traveling public, or should it be focused on manufacturing and industrial uses? What form should any transition to these uses and adjacent residential or agricultural uses take?
- ❖ What is the appropriate development pattern for Sunnyside? Should the city grow incrementally outward from the existing city limits, or should

independent developments be allowed to occur outside the existing city limits, either with or without accompanying city services?

- ❖ Should there be further development or redevelopment of the downtown? What types of commercial development or businesses are appropriate for the downtown and for other areas of the city?
- ❖ What is the role of agricultural lands within the Urban Growth Area? How should the transition from rural to urban uses be handled? Should buffering be considered, and what form should the buffering take?
- ❖ Should phasing of urban level development be considered as a means to achieve the orderly development of the urban growth area?

## **EXISTING CONDITIONS**

### **History**

In the late 1880s, the Yakima Valley was recognized by railroad officials and land speculators to be an area with an enormous amount of agricultural potential. Railroad officials acted quickly to purchase land in the valley and then formed companies to irrigate these lands. Pumping plants were installed leading to the first intensive cultivation of land in 1903.

Sunnyside, like many other communities located in the Yakima Valley, can attribute its origins to the expansion of railroad lines and to the promotion of the towns and the area by companies like the Northern Pacific Railway. In 1893, a township company was formed by area settlers but it was not until 1902 that the town was incorporated.

Growth in Sunnyside has been incremental in all directions from the original townsite, with commercial growth generally following the Yakima Valley Highway (east-west), and with industrial growth occurring along the rail corridors (east to west and north to south). Residential growth has occurred surrounding the commercial areas of the city and has spread to cover most of Harrison Hill. The construction of I-82 in the early 1980's is changing the focus of new commercial and industrial growth to areas with the best access to this roadway.

Several large areas were annexed to Sunnyside in the late 1980's in coordination with the Port of Sunnyside to form a new industrial area and to provide the Port with an area large enough for an industrial wastewater treatment facility. In the early 1990's, several other large areas were annexed to the City of Sunnyside for development of new commercial areas along the Yakima Valley Highway adjacent to the southeast portion of the city and nearby I-82.

## Physical Setting

Sunnyside is located in the south-central section of Washington State, near the eastern boundary of Yakima County. The City lies along Interstate 82 approximately 35 miles from the Yakima metropolitan area and is approximately 45 miles from the Tri-Cities metropolitan area. The City of Sunnyside is 6 miles to the northwest of Grandview. The City of Sunnyside lies north of the Yakima River, in a fertile irrigated valley, approximately in the middle of the Lower Yakima Valley between the Rattle Snake Hills to the north and the Horse Heaven Hills to the south.

## Inventory of Land Use Within the City Of Sunnyside

Agricultural and residential uses comprise the most predominant land uses within the City of Sunnyside, accounting for approximately 65% of the city's total parcel acreage respectively. Table 2 (Existing Land Use Summary) summarizes the existing land uses within the city limits.

## Residential Land Use

Within the City of Sunnyside, approximately 900 acres are devoted to residential use. In 2004, approximately 4,443 dwelling units existed within this area.

Approximately 55% of the dwelling units within Sunnyside, or 3260 dwelling units, are single-family dwellings. Almost 3/4 of the single family dwellings are owner occupied while the remaining 1/4 are renter occupied. Approximately 27% of the dwelling units, or 1182 dwelling units, are multifamily dwellings. Almost all of the multifamily dwelling units are renter occupied. Nearly 18% of the dwelling units in Sunnyside, or 812 dwelling units, are manufactured homes. Approximately 2/3 of the manufactured homes are owner occupied with the remaining 1/3 of these dwellings being renter occupied. Some nontraditional dwelling units, such as campers, motor homes, and vans, also exist within the City.



Table 2. Existing Land Use Summary

Existing Land Use Summary			
Land Use Type	# of Parcels in This Use	Total Acreage in Parcels	As a % of All Parcels
Agriculture	48	881.25	24.3%
Commercial	519	854.20	23.5%
Industrial/Manufacturing	68	192.25	5.3%
Public	83	178.53	4.9%
Residential: Single Family	2449	577.8	15.9%
Residential: Duplex	78	23.08	0.8%
Residential: Multifamily - 3 or more units	52	74.94	2.0%
Residential: Mobile Home Parks	20	83.84	2.4%
Streets and right-of-way (estimated)	---	---	---
Vacant	596	754.53	20.8%
Totals	4,734	3620.42	100.0%
Source: 1994 Assessor Records, Yakima County			

### Commercial Land Use

There are 854 acres of commercial land within the city limits, accounting for 23.5% of the total acreage in parcels within the city. Most of the commercial development in Sunnyside is located either in the downtown area or along the Yakima Valley Highway.

The intensity of commercial development can be measured by estimating the number of acres per 1,000 population. Sunnyside has 68 acres of commercial land per 1,000 population based on the 2006 assessor records and the estimated 2006 population of 14,009.

### Manufacturing/Industrial Land Use

Approximately 192.25 acres of industrial lands are contained within the city limits. This amounts to approximately 5.3% of the total parcel acreage within the city. The majority of the industrial lands is located along the Washington Central railroad tracks and spur in the eastern and southern portions of the city.

The intensity of industrial land can also be measured in the same manner as described above. Sunnyside has approximately 13.0 acres of industrial land per 1,000 population.

### **Agricultural Lands**

Agricultural lands account for 881.25 acres of the City's total land area. The agricultural lands within the city include cropland, fruit orchards, and pasture. Cropland uses include the growing of alfalfa, asparagus, corn, grapes, and mint. Based on a 2002 review of assessor's data and interpretation of aerial photographs, roughly 70% of the agricultural land within the City of Sunnyside is under cultivation as cropland. Another 10% of the agricultural land is used as pasture. Less than 1% of the area under cultivation is used as orchard. The remaining 19% of the agricultural land area was in other agricultural uses or could not be determined from the information available at the time of the review.

## **PUBLIC LANDS**

The public land use category is composed of several varying land uses, each of which is described below.

### **Parks and Recreation**

The City of Sunnyside maintains a park system which offers many recreational opportunities to residents and visitors alike, including picnicking and bicycling, and sporting activities such as basketball, softball, soccer, and tennis.

Sunnyside has 105 acres of land which can be used for recreation within the city limits, or 2.9% of the total parcel acreage for the city. Of these recreational lands, 61.1 acres are city owned, denoting approximately 7.5 acres of recreational land per 1,000 population. The National Recreation and Park Association Guidelines suggest that a park system, at a minimum, be composed of a "core" system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population. The City of Sunnyside's park system meets this standard.

The City of Sunnyside must also be concerned with the provision of safe access to the City's park system for all residents of Sunnyside. Thus additional park area may be warranted in those areas of the City where park lands are lacking and where local and safe pedestrian access to other parks is unavailable.

### **Open Space Corridors**

The Growth Management Act requires cities to identify open space corridors within and between urban growth areas. These corridors shall include lands that are useful for recreation, wildlife habitat, trails and connection of critical areas.

In the Lower Valley, the process of developing open space corridors has already begun with the development of the Lower Valley Pathway - a pedestrian and bicycle path which connects the cities of Sunnyside, Grandview and Prosser by utilizing the Burlington Northern right-of-way (ROW). There is also some potential for the Lower Valley Pathway to be extended northward utilizing abandoned rail right-of-way.

### **Schools**

All but one of the elementary and secondary schools of the Sunnyside School District lie within the city limits of Sunnyside.

### **Port Facilities**

The Port of Sunnyside operates the industrial wastewater treatment facility for industries within the City of Sunnyside. It should be pointed out that much of the sprayfield area operated by the Port is identified as agricultural land using 2002 Yakima County Assessors data. Therefore, the amount of land in public use in Table 3 does not include the Port's sprayfield area.

### **Other Public Lands**

The remainder of public lands are scattered throughout the city and mainly contain municipal uses including the city hall, police and fire station, library, museum, well and reservoir sites, wastewater treatment facilities, and similar uses.

## **VACANT LAND**

Vacant lands account for 754 acres or 20.8% of Sunnyside's total land area. Sunnyside's vacant lands are for the most part, scattered throughout the city, with many of the large vacant parcels located to the south, just within the city limits.

## **CULTURAL RESOURCE USES**

As of 2005, Sunnyside had one historic building on the National Register of Historic Places (Sunnyside Post Office), and two buildings placed on State Register of Historic Places, Sunnyside Post office and Ben Snipes Cabin).

Historic preservation may be defined as active protection of properties significant to Sunnyside's past. In the city, there are historically or culturally significant places that



are important to the citizens of Sunnyside, but not protected as the city does not have a local historic preservation program. These historic places range from houses associated with people who were instrumental in the shaping of the city and greater Sunnyside area or houses that represent a particular architectural or vernacular style found only in this area, to buildings and laterals associated with Sunnyside's agricultural past.

Historic preservation can enhance the quality of life in a city by complementing economic development efforts, promoting a revitalized downtown and neighborhoods, emphasizing the qualities of rehabilitated housing and the city's past, providing cost effective re-use of the community's capital facilities, and preserving urban design that protects existing community character. A variety of incentives are available to promote historic preservation as well.

Preservation efforts in Sunnyside should focus on several areas:

- ❖ Older residential neighborhoods.
- ❖ The central business district, including the surrounding ring of agricultural warehousing, cold storage and food processing plants.
- ❖ Cultural and historic resources in and around Sunnyside related to its unique development spurred on by the railroads and irrigation.

Table 3 (Historic Buildings and Places) presents a complete list of historic buildings and properties on the national or state registers in Sunnyside.

Table 3. Historic Buildings and Places

National Register of Historic Places	
U.S. Post Office, Sunnyside Main Office	
Determined Eligible for National Register	
Outlook Irrigation District - East/West Laterals, Discharge Line, and Pumping Station	
State Register of Historic Places	
Ben Snipes Cabin	321 Grant Ave.

## **INVENTORY LAND USE WITHIN SUNNYSIDE'S URBAN GROWTH AREA**

Agricultural and residential uses comprise the most predominant land uses within Sunnyside's urban growth area (UGA), accounting for 57% and 25.0% of the UGA's total acreage respectively. The agricultural uses which surround the City include alfalfa, asparagus, corn, grapes, mint, fruit orchards, and pasture. Table 3 (Existing Land Use Summary) summarizes existing land use within the City's urban growth area.

### **RESIDENTIAL LAND USE**

Within Sunnyside's urban growth area, approximately 472 acres of land is devoted to residential uses. It is estimated that 495 dwelling units exist within the urban growth area.

The vast majority of this housing stock in the urban growth area is single-family. Mobile home parks and multifamily development account for less than 1% of the UGA's total housing stock.

### **COMMERCIAL LAND USE**

There are approximately 200 acres of commercial land within the urban growth area, accounting for 5.5% of the total acreage within the UGA. Commercial land use includes not only those uses associated with retail and wholesale trade but also with business and personal services.

### **MANUFACTURING/INDUSTRIAL LAND USE**

Approximately 30 acres or one percent of the total acreage within the urban growth area is occupied by industrial lands.

### **AGRICULTURAL LANDS**

Agricultural lands account for approximately 2,000 acres within the urban growth area. The vast majority of this area is used as cropland or pasture. Limited areas are used as orchard and vineyard.



## **PUBLIC LANDS**

### **Parks and Recreation**

The Lower Yakima Valley offers many recreational opportunities to residents and visitors alike, including picnicking at wineries, bicycling, fishing, hunting, wildlife viewing, and organized sporting activities such as softball and soccer. Approximately 6 miles south of Sunnyside lies the Sunnyside Wildlife Recreational Area which provides fishing and hunting access. Lying 1.5 miles to the southeast is Sunnyview Park - a 30 acre city park and the Lower Valley Golf Course, which provides further recreational opportunities to city residents.

### **Open Space Corridors**

The Growth Management Act requires cities to identify open space corridors within and between urban growth areas. These corridors shall include lands that are useful for recreation, wildlife habitat, trails and connection of critical areas.

In the Lower Valley, the process of developing open space corridors has already begun with the development of the Lower Valley Pathway - a pedestrian and bicycle path which connects the cities of Sunnyside, Grandview and Prosser by utilizing the Burlington Northern right-of-way. There is also some potential for the Lower Valley Pathway to be extended northward utilizing abandoned rail right-of-way.

## **VACANT LAND**

Vacant lands account for 165 acres or approximately 4% within the urban growth area. These vacant lands are for the most part, scattered throughout the UGA, with many of the large vacant parcels located adjacent to developing areas of the city.



## **ANALYSIS/FORECASTS**

### **POPULATION TRENDS, DEMOGRAPHICS AND PROJECTIONS**

The City of Sunnyside has grown steadily since its incorporation in 1902, to a 2000 population of 13,905 (2000 Census), and an estimated 2004 population of 14,216 (2005 Washington State Office of Financial Management [OFM] population estimate). Table 4 (Population Trends) shows the Census population by decade and the associated rate of increase.

The average rate of growth over the past 50 years within the city has ranged from a low of 0.87% per year between 1960 and 1970, to a high of 7.7% per year between 1940 and 1950. Over the twenty year period - 1970 to 1990, the rate of growth averaged 3.3% per year. During the period 1980 - 1990, Sunnyside experienced a 21.8% increase in population.

About 91% of the growth during this period was caused by natural increase (the birth rate exceeding the death rate) and in-migration. The remaining 9% was due to annexation of persons into the city.

Table 4. Population Trends

<b>Population Trends 1910 – 2000</b>						
Year	Census Population *	OFM Population Estimate **	Total Change Per Decade	Average Change Per Year	% Change Per Decade	Average % Change Per Year
1910	1,379		---		---	
1920	1,809		430	43.0	31.18%	3.12%
1930	2,113		304	30.4	16.80%	1.68%
1940	2,368		255	25.5	12.07%	1.21%
1950	4,194		1,826	182.6	77.11%	7.71%
1960	6,208		2,014	201.4	48.02%	4.80%
1970	6,751		543	54.3	8.75%	0.87%
1980	9,225		2,474	247.4	36.65%	3.66%
1990	11,238		2,013	201.3	21.82%	2.18%
2000	13,905		2,667	266.7	19.18%	1.91%
2010		15,968				
2015		17,484				
2025		20,382				

\* U.S. Census Bureau, Census of Population and Housing

\*\* Washington State Office of Financial Management, Population Trends for Washington State

A population estimate for 2000 was developed for the unincorporated portion of the City of Sunnyside's urban growth area. This estimate was based on 2000 Census block information which was then modified after examination of aerial photographs and other sources of information. It is estimated that 495 housing units exist within the urban growth area for Sunnyside. Multiplying this figure by the average number of persons per housing unit for each associated census block within this area (3.16 persons per housing unit on average) yields an estimated population of 1,564 persons within the urban growth area in 2000.

## **DEMOGRAPHICS**

Based on 2000 Census population data, 42.6% of Sunnyside's population is white, and 52.6% of the population is classified as being of Mexican or Spanish descent. Approximately 29.5% of the population is under the age of 18, and 9.6% of the population is over 65. 61.9% of Sunnyside's population is between the ages of 18 and 65. Over 73% of the city's population consider themselves to be of Hispanic origin (of any race).

## **POPULATION PROJECTIONS**

In derivation of the growth estimates listed below, the following assumptions were made:

- ❖ The rate of growth corresponds to a rate of growth seen in Sunnyside for a specific base period of time. The rate of growth over the last 30 years (1960 - 1990) was approximately 2.0% per year compounded which corresponds to the medium projection. The high and low projections add and subtract 0.5% growth per year, respectively. All three growth projections utilize the same extrapolation techniques based on these average rates of change and compounding of the base population over the projection period.
- ❖ All of the estimates assume the future rate of natural population increase will be similar to that found during the base periods. These estimates also assume that the rate of in-migration, out-migration and annexation will be similar to that found in the base period.
- ❖ The comprehensive plan is anticipated for adoption in mid-2006. Therefore, the twenty year forecast period therefore extends through the year 2025.

As stated above, each of the growth projections for the City of Sunnyside use a compounded average percentage change. The percentage increase in population is added to the previous year's population for each year of the forecast period. Therefore, the base from which the percentage increase is calculated is continually growing. Each of the three projections also use the 2006 OFM City of Sunnyside population estimate of

14,930 persons as the base from which the projections build. Table 5 (Population Projection Methodology) serves as an example of this methodology.

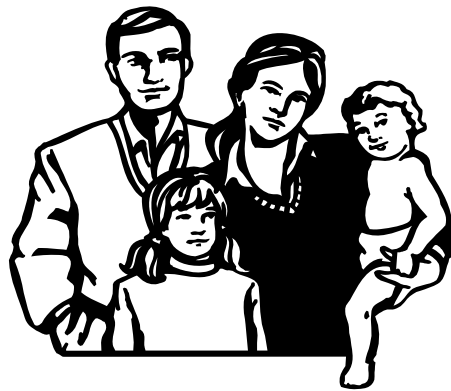


Table 5. Population Projection Methodology

Example of Population Projection Methodology					
Year	OFM Population Estimate	(1) Previous Years Population Estimate from (4)	(2) Rate of Projected Yearly Population Increase	(3) Projected Population Increase (Rounded) (1) x (2)	(4) Medium Growth Projection  (1) + (3)
2006	14,930	---	---	---	---
2007		15,228	2.0%	304	15,532
2008		15,532	2.0%	310	15,842
2009		15,842	2.0%	316	16,158
2010		16,158	2.0%	323	16,481
2011		16,481	2.0%	329	16,810

## LOW GROWTH POPULATION PROJECTION

The low growth population projection for the City of Sunnyside uses an average rate of population increase of 1.5% per year compounded. This rate of growth results in a year 2000 city population of 12,673 persons. Continuing with this growth rate, the year 2005 population would be 13,651 persons, the year 2010 population would be 14,704 persons, and the year 2015 population would be 15,839 persons.

## **MEDIUM GROWTH POPULATION PROJECTION**

The medium growth population projection for the City of Sunnyside uses an average rate of population increase of 2.0% per year compounded. This rate of growth results in a year 2000 city population of 13,116 persons. Continuing with this rate of growth, the year 2005 population would be 14,480 persons, the year 2010 population would be 15,985 persons, and the year 2015 population would be 17,647 persons.

## **HIGH GROWTH POPULATION PROJECTION**

The high growth population projection for the City of Sunnyside uses an average rate of population increase of 2.5% per year compounded. This rate of growth results in a year 2000 city population of 13,573 persons. Continuing with this rate of growth, the year 2005 population would be 15,355 persons, the year 2010 population would be 17,371 persons, and the year 2015 population would be 19,652 persons.

Population projections for the City of Sunnyside are summarized in Table 6 (Population Projections) below.

At the present point in time, based on published OFM population estimates, it would appear that the rate of growth in Sunnyside, with the exception of the period between 1991-1993, most closely matches the medium growth projection for change. Community vision and local economic development efforts could rapidly change that trend if the regional economy stays robust and the state-wide economy continues to improve.



Table 6. Population Projections

Population Projections 2000 - 2025				
Year	OFM Population Estimate *	Low Projection (1.5%/Year; Compounded)	Medium Projection (2.0%/Year; Compounded)	High Projection (2.5%/Year; Compounded)
2000	13,905	12,673	13,116	13,573
2005	14,831	13,651	14,480	15,355
2010	15,968	14,704	15,985	17,371
2015	17,484	15,839	17,647	19,652
2025	20,382	16,076	17,999	20,143

\*Washington State Office of Financial Management, Population Trends for Washington State, September 2005.

The unincorporated urban growth area surrounding the City of Sunnyside is expected to grow more slowly than the city. It is anticipated that the rate of growth for this area will average 1.00% per year which is similar to the 1980 to 1990 average for Yakima County overall. Census block data, USGS topographic maps, and aerial photographs were used to estimate the number of housing units within the urban growth area. Using this data it is estimated that 379 housing units are within census blocks wholly contained within the urban growth area. It is estimated that another 156 housing units exist within the urban growth area in census blocks partially within the urban growth area. To estimate the number of persons within the urban growth area, the number of housing units for each census block was multiplied by the average number of persons per housing unit reported within that block. The number of persons within all blocks identified within the urban growth area was then summed to obtain the total number of persons within the urban growth area. Using this methodology results in an estimate of 495 housing units and 1,564 persons within the UGA. Using a 1.00% compounded growth rate over the next twenty years, results in a year 2026 population of 1,877 persons, within the urban growth area.

## ANALYSIS OF ECONOMIC CONDITIONS

The overall economy in Sunnyside, as with the rest of the county is strong, especially in terms of agricultural employment. Food processing manufacturing is projected to remain strong or grow slightly over the next five years.

The top areas of employment in Sunnyside, in order of number of employees are the retail trade, health services, educational services, manufacturing of non-durable goods, agricultural industry, other professional services, business and repair services.



Within the County, agricultural activities, manufacturing and wholesale trade activities related to agriculture are expected to remain strong over the five year forecast period. The wholesale trade sector is expected to show the highest rate of growth over the next five years with approximately 3.5% per year growth. Slight increases in the service sector also should occur as the population grows and demands for services occur. This rate of growth is estimated to be about 3% per year. Tourism should continue to be fairly strong, and Sunnyside along with the rest of the Lower Valley has taken advantage of this trend, with wine tours and other tourism activities that promote the Lower Valley and the region.

Retail businesses, especially small businesses tend to be sensitive to demographic and population changes and the accompanying demand for goods. Sunnyside's small retail businesses tend to show this sensitivity to change and respond to local needs. Slight growth is expected in the health care industry as there will be a shift to outpatient services housed in clinics. Sunnyside should continue to have a fair number of persons employed in professional services with a potential increase in health care clinics.

Another employer that employs roughly 500 people from the Grandview-Sunnyside area is Hanford. The future of Hanford has the potential to affect Sunnyside's economy as well. Cleanup at the Hanford Nuclear Reservation has increased the number of workers at Hanford. Cleanup at Hanford is expected to last 40 or more years.

## **ANALYSIS OF PHYSICAL CONDITIONS**

There are few natural constraints to development in Sunnyside. The depth of the water table may limit development in some areas. Most critical areas surrounding Sunnyside such as steep slopes, other geologic hazards, wetlands, and fish and wildlife habitat conservation areas tend to be small and isolated and do not limit further development in any particular direction outward from the city.

The main constraints to development take place in the form of physical barriers such as the Sunnyside Canal approximately 2 miles north and east of the city, Interstate 82 which passes through the southern portions of the city, and the railroads which cross near the center of the city. These barriers must be crossed or bridged at a cost generally higher than that for normal roadway construction.

## **ANALYSIS OF INFRASTRUCTURE**

### **Water System**

The distribution system for domestic water in Sunnyside consists of three pressure zones. The city is served by four reservoirs with a combined capacity of 3.73 million gallons (mg). The City has supplied water from six primary source wells and three proposed future wells with a water rights pumping capacity of 8,090 gallons per minute and 5,044 acre feet per year (see City of Sunnyside 1995 Groundwater Permit Number G4-31581P). The city is supplied water from

seven primary source wells with a pumping capacity of 4,650 gallons per minute (gpm) or 6.7 million gallons per day (mgd). (See City of Sunnyside - 2006 Comprehensive Water Plan).

### **Wastewater Disposal Facilities**

Two separate wastewater disposal facilities operate within the City of Sunnyside. One system operated by the City of Sunnyside serves the majority of residential dwellings and commercial businesses within the City. Few industrial connections remain as part of the City operated system as most of the industrial connections have been transferred to the Port of Sunnyside's industrial wastewater treatment system. The City operated treatment facility is estimated to currently operate at approximately 50% of capacity in terms of both average flow and BOD.

As stated above, the second system is operated by the Port of Sunnyside. This second system serves the majority of industrial business within the City. The discharge permit under which the Port operates does not allow significant amounts of sanitary waste to be accepted. Therefore, residential dwellings and commercial business are not connected to the Port operated system. Based on a 1991 environmental impact statement for an expansion of this wastewater treatment facility, the estimated annual wastewater load was 49.1% of the estimated sprayfield capacity. The estimated annual BOD load was 18.2% of the estimated sprayfield capacity.

### **Stormwater Facilities**

The City of Sunnyside maintains a stormwater drainage system in the central portion of the city. Additional drainage is maintained by two irrigation districts - Sunnyside Valley Irrigation District which serves the majority of the city, and the Snipes Mountain Irrigation District which serves the Harrison Hill area of the city. The system consists of drainage ways, and ditches.

## **ANALYSIS OF PUBLIC FACILITIES AND SERVICES**

Public services are an integral part of land use planning to accommodate future growth in Sunnyside. The location of public services should be determined carefully, as there is important health, safety, environmental and aesthetic considerations associated with their location.

### **Solid Waste Disposal**

Solid waste collection is provided by the city for incorporated areas through a contract with Yakima Waste Systems, and by Country Garbage Service and by Yakima Waste Systems for unincorporated areas. The solid waste is transported to the Cheyne Road Landfill - a county facility. The closure of the Snipes Mountain Landfill, and diversion of solid waste from this landfill to the Cheyne

Road Landfill, has impacted the closure date of the Cheyne Road Landfill as twice the number of cities, towns and businesses are now served.

The Cheyne Road Landfill currently serves the cities of Grandview, Sunnyside, Toppenish, and Wapato, the towns of Granger, Mabton and Zillah, Yakima Waste Systems, Country Garbage Service, agricultural firms, construction and food processing businesses, self haul businesses, and private residences. The increase in the number of customers has reduced the projected capacity of the landfill without expansion from over a 20 additional year capacity to approximately a 14 year capacity. The Cheyne Road Landfill currently occupies 40 acres of a 960 acre site, and this site is being investigated for possible future expansion. Such an expansion would greatly extend the life of this facility.

Yakima County operates a solid waste transfer station located at the closed Snipes Mountain Landfill. Lower Valley communities and waste haulers utilize this facility. The collected waste is then transferred to Cheyne Landfill by Yakima County.

### **Police and Fire Protection**

Sunnyside has adequate water and hydrants to ensure safety against fire for the residents of the city. The city currently employs a full-time fire chief, a deputy chief and 13 full-time firemen. The City also has approximately 27 volunteer/reserve firemen.

The Fire Department has an average rating of five with the Washington State Fire Rating Bureau. Other communities in the Lower Valley have a rating of six. Many factors are built into the criteria used to establish these ratings, including examining the water system - size of water mains, water pressure, storage capacity and capability, the age of the fire fighting equipment and pumper trucks, etc. Unincorporated areas are presently served by Fire District 5.

The City is working to update the existing fire station either through construction of a new facility or remodeling the existing fire house to aid in storage of vehicles and operation of the station on a 24 hour basis instead of a part time station as it was originally designed.

Police service is provided by Sunnyside's police department consisting of a full-time police chief, a deputy chief, 24 full-time police officers and 12 reserve officers. The Yakima County Sheriff is available to respond upon request. The State Patrol has an office in Sunnyside for those officers who patrol the state highways in the Lower Valley.

### **Medical and Emergency Facilities**

Residents of Sunnyside utilize Sunnyside Community Hospital, a 38-bed facility, located in Sunnyside. The hospital offers in-patient and out-patient services, and emergency room care. A number of specialties are available through Sunnyside Community Hospital. The City of Yakima and the Tri-Cities both have multiple hospitals with a variety of specialties. Sunnyside has 26 physicians and 7 dentists within the city.

For other medical or mental health services, a variety of services are provided by a number of non-profit and state agencies. Seniors, disabled persons, and other persons eligible for Medicaid are provided with transportation services to nutrition sites, medical and mental health facilities, and shopping facilities by People for People, a public non-profit service provider.

### **Public Education Facilities**

The city is served by the Sunnyside School District #201. The Sunnyside School District has four elementary schools (Chief Kamiakin, Pioneer, Washington, Outlook), two middle schools (Harrison, Sierra Vista), and two high schools are located within the City of Sunnyside with the exception of Outlook Elementary School.

Enrollments have shown a continual increase over the past several years, and are expected to continue to increase over the planning period. To accommodate additional students in the near future, the Sunnyside School District successfully put forward a bond issue to build a new middle school just north of Sheller Road. The capacity of this school is expected to be approximately 700 students. The school district purchased approximately 70 acres of property north of Sheller Road for the construction of up to three schools which will accommodate growth rates for the planning period provided funding is available.

Sunnyside also is served by 3 private schools (Calvary Lutheran, St. Joseph's School, and Sunnyside Christian Elementary and High School). Together these schools serve an additional 580 students.

### **Libraries, Churches, and Other Public Facilities**

The Sunnyside Senior Citizens Center provides services and activities for approximately 2,367 senior citizens age 50 and over qualified to utilize the facility and services, living within the city.

Other community facilities found in the city include the Sunnyside Chamber of Commerce, numerous clubs or organizations that meet the varied interests of the citizens of Sunnyside, 21 churches serving many denominations, the Sunnyside Library, and the Sunnyside Museum.

## **URBAN GROWTH AREA - BUILD-OUT SCENARIOS**

GMA requires that jurisdictions identify where future growth will occur, how the land will be used, and the density and intensity of that growth be specified. To meet this requirement and wisely manage future growth, the community must decide how it will grow in the future and develop a future land use map that reflects that decision. There are several options available to Sunnyside for dealing with future growth. These options are listed below:

- ❖ Examine the current zoning designations and conduct a build-out analysis to determine what type of development would be permitted, and how much additional population could be accommodated if all of the city's vacant lands were built to their maximum potential under current zoning. Once the carrying capacity of the city is established, a future land use map would be developed that is consistent with current zoning policies.
- ❖ Examine past population trends for the city, and establish how much growth the city will need to accommodate in the future based on these trends. A 20-year forecast period would be used for this build-out analysis and a future land use map would be developed that shows how this population growth will be accommodated.
- ❖ This option gives Sunnyside the choice of establishing policies which depart from either of the above options. The city could develop a tailor-made option, where an optimal city size and population would be established based upon its vision of how it would like to grow in the future. Growth could either be limited or encouraged based on policy decisions by appointed or elected officials, thus allowing the city a degree of flexibility in land use decision making processes.

### **Build-Out Scenario A: Maximum Build-out**

#### **Sunnyside's development potential under present zoning policies**

Table 7 (Build-Out Scenario) below illustrates Sunnyside's development potential within the existing city limits if all vacant lands available for residential uses were developed to their full potential under existing zoning policies. A reduction in the amount of total acreage available for development was made to account for land required for future streets and utility easements. This reduction is equal to 25 percent.

Table 7. Build-Out Scenario

Zoning Classification	Maximum Density	Undeveloped Acreage	Build-Out Population *
R-1 (Low Density Residential)	5 DU/AC	148.42	2,368
R-2 (Medium Density Residential)	9 DU/AC	66.73	1921
R-3 (High Density Residential)	30 DU/AC **	95.07	9120
Total Additional Population at Build-Out - City of Sunnyside			13,409
Existing Population - City of Sunnyside (2000 OFM)			13,905
TOTAL BUILD-OUT POPULATION - City of Sunnyside			27,314

\* Based on a household size of 3.22 persons

\*\* The R-3 (Multifamily Residential District) requires 4,300 sq. ft. per parcel. The footprint of all buildings on the parcel is not to exceed 40% of total parcel area. This analysis assumes the development of a two story building. If it is assumed that each building has 80% of its floor area in usable space and each living unit is 600 square feet in size, then a two story building may have approximately 4 units on each parcel. If 25% of the total land area was consumed for right-of-ways, 7.5 parcels could be sited onto each acre, or approximately 30 dwelling units per acre.

The total population potential of approximately 27,314 for Sunnyside assumes that conversion of all agricultural and vacant, residentially zoned lands to residential use would occur, and the existing zoning would not change to allow for more residential density. Using this maximum density build out scenario, sufficient land area exists within the City to accommodate the anticipated population growth under any of the population projections through the year 2025. Either in the year 2025 or the year 2018, depending upon whether the medium or the high population projection is used, respectively, additional growth would have to be accommodated within the Urban Growth Area.

**Build-Out Scenario B:** Sunnyside's development potential based on the historic growth rate, which is equal to the medium growth projection of 2.00% compounded.

### Population Projection

This analysis uses the medium population projection (Table 8. Population Projections) which is consistent with growth trends over the past thirty years. The City of Sunnyside population projection includes both: 1) the current city limits; and 2) annexation of some additional portion of the urban growth area (UGA) into the city. The urban growth area population projection assumes: 1) a static urban growth boundary over time; and 2) a loss of population from the urban growth area caused by some annexation of land area into the city.

Table 8. Population Projections

Year	2000	2010	2020	2025
Within City Limits	13,905	15,968	18,934	20,382
Urban Growth Area	1,858	1,973	2,179	2,290
City Limits + UGA	15,763	17,941	21,113	22,672

### COMPARISON OF BUILD-OUT SCENARIO AND POPULATION PROJECTION

Table 9 (Comparison of Build-Out Scenario and Population Projections for the Year 2015) shows a comparison of Sunnyside's population at build-out and the projected population for the year 2025, under the medium growth scenario. Under the medium population projection, the City will be built out to its maximum potential by the year 2024. After the year 2025, additional population will need to be accommodated within the UGA.

Table 9. Comparison of Build-Out Scenario and Population Projections for the Year 2015

	Population at Build-Out	Medium Population Projection
Current City Limits	21,505	17,647
Urban Growth Area (UGA)	6,904	2,290
City Limits + UGA	28,409	19,937

There are several factors which may limit build-out to a level less than the maximum density allowed. Within the city limits, there may be under building due to lots which are too small to be built to the maximum potential of the zone, thus, may not be built on at all because of loss of economic profit; developers may not be able to find land within the city limits that meets their criteria and seek properties within the UGA that do; landowners may not develop their properties for several reasons - speculation, wishing to keep properties within the family, or utilizing lots adjacent to their homes for gardens or other purposes. Another consideration is that the asking price for city lots may be higher than adjacent lots within the UGA.

## URBAN AREAS

Urban areas are those areas where most of the new housing, jobs in industry, commercial and professional businesses and services will be concentrated, and where the majority of public spending for facilities, services and parks or other open space will occur. Urban areas are areas where infill development, small lot sizes and higher density zoning are encouraged, where services have already been provided or planned for within the next twenty years, and where sufficient capacity exists. A variety of housing types of different sizes and character, and residential densities can also be found within urban areas. Educational, cultural, community facilities and other amenities will be provided in these areas where most of Sunnyside's population resides.

Urban area designations are based on the following factors:

- ❖ Urban development shall occur only where natural features and land characteristics are capable of supporting it, without significant environmental degradation.
- ❖ Public facilities and services (such as sewers, water, fire and police protection and transportation) are in place, or can be provided at reasonable cost, to accommodate urban growth.
- ❖ Opportunities exist for a balance within the city and its urban growth area of housing, jobs and shopping, for convenient transportation and energy efficiency.

Urban area designations on the Land Use Concept Map are categorized as follows:

## RESIDENTIAL LANDS

Residential development, as shown on the Land Use Concept Map, consists of the following subcategories:

- ❖ Rural Residential/Residential Suburban. Areas appropriate for rural residential living (low-density residential development) that also includes small-scale farming or hobby farms, which can be used to buffer nearby resource lands (large scale farms, orchards and mineral resource areas) from more intense residential and other urban development. Density for this residential subcategory does not exceed 2 dwelling units per acre, depending on the suitability of the land for development and availability of water and sewer services.
- ❖ Low Density Residential. This land use category is intended for residential uses at a density of 5 or fewer dwelling units per acre. Water and sewer services are available. Examples of this type of residential use include: single family residences and planned developments.



- ❖ Moderate Density Residential. Areas consisting of residential uses at a density greater than 5 dwelling units per acre to 9 units per acre. Examples of this type of residential use include: single family residences on small lots, duplexes, triplexes, fourplexes, apartments, condominiums, and mobile home parks. Planned developments that include some mixed uses may also be allowed. Public water, sewer, police and fire protection services are available.
- ❖ High Density Residential. Areas consisting of residential uses greater than 9 units per acre. Examples of this type of residential use include: apartment complexes, condominiums, planned unit developments, and mobile home parks. Public water, sewer, police and fire protection services are available.

## **COMMERCIAL LANDS**

This land use category includes retail and wholesale, as well as medical and professional businesses. Commercial areas should provide for the continuance and/or expansion of existing businesses within the City. New development within the city shall be encouraged that:

- ❖ Promotes the development of retail businesses in Sunnyside; or
- ❖ Provides the opportunity for expansion of neighborhood businesses in the area.

## **INDUSTRIAL LANDS**

Areas devoted exclusively to industrial development including manufacturing, processing, packaging, or storage of products or articles.

Light industry does not involve use of materials, processes or machinery likely to cause undesirable effects on nearby residential or commercial property. Industrial businesses related to agriculture are encouraged in this category. These industrial areas should allow for the continuance and expansion of existing industry in a manner that:

- ❖ Has minimal impact on surrounding land uses;
- ❖ Does not conflict with surrounding agricultural operations;
- ❖ Preserves areas near designated truck routes and the railroad and directs heavy truck traffic away from residential areas.

Heavy industry includes all types of manufacturing, assembly, fabrication, processing, distribution and storage that are likely to generate high levels of noise, light, odor, fumes or smoke.

## **PUBLIC LANDS & FACILITIES**

This land use consists of lands and facilities that are suitable and desirable for public and institutional uses necessary to meet the needs and requirements of the residents of Sunnyside and surrounding areas. These uses include areas devoted to churches, schools, recreational facilities and lands including parks, trails, etc., fire and police stations, city buildings, city-owned parking lots, water and wastewater facilities, libraries, community centers, and other similar public uses. Many of these uses are typically found in residential and commercial areas of the city. As the need for expansion of these uses and facilities arise, it is likely that they will be located in areas similar to where they are presently located.

## **TRANSITIONAL AREAS**

Transitional areas are those lands within the urban growth area that are physically suitable for urban or rural development, and which currently have very low service and development levels, mainly consisting of farms or undeveloped agricultural lands. The purpose of the Transitional Area designation and its implementing measures is to allow agricultural uses to continue, while setting aside large tracts of land for future urban development through interim low densities and clustering. In addition, these transitional areas will preserve appropriate areas for a more rural lifestyle. This designation will help phase growth by limiting growth in these areas until urban facilities and services can be provided.

Transitional area designations on the land use map meet or are based on the following factors:

- ❖ Lands within these areas are currently rural or developed at very low densities.
- ❖ Urban development shall occur only where natural features and land characteristics are capable of supporting it, without significant environmental degradation.
- ❖ There are not major physical barriers to providing urban services in the future at reasonable cost.
- ❖ Significant amounts of land in large parcels are already present in these areas which allow the options of either further urbanization or long-term rural densities.

## **RESOURCE LANDS**

Resource lands of long-term commercial significance have not been designated within the urban growth area. Currently productive agricultural lands within the UGA will be allowed to continue but are considered a transitional land use. Conversion to more urban uses will be allowed at the land owner's discretion when pressure for growth occurs and urban services are reasonably available (both in terms of capacity and proximity).

## **OPEN SPACE AREAS**

Open space areas are comprised of valuable scenic, recreational, and environmentally sensitive lands throughout Sunnyside. Desirable communities often contain a variety of types of open spaces from more natural open spaces such as hilltops and shorelines that offer views of scenic vistas - mountains and water for example, or undeveloped ravines, river corridors, and wetlands that form natural greenbelts and shelter wildlife to more urban open spaces that provide recreational opportunities or serve community functions - trails or public squares. Open spaces contribute to a community by providing visual variety and beauty to complement developed areas, and in this way add to the quality of life in the city.

Open space designations in Sunnyside will include parks, natural and other areas in public and private ownership that enhance the livability in the city. The following types of land will carry the open space designation:

- ❖ Lands strategically located to provide scenic amenity and community identity within and between areas of urban development.
- ❖ Environmentally sensitive areas protected by regulation, including wetlands, floodways, and steep slopes.
- ❖ Lands physically suitable for recreation.

## **LONG-RANGE LAND USE NEEDS**

This section outlines how much land will be needed to accommodate the growth projected for Sunnyside and its UGA by the year 2025. This analysis provides the basis for the City's future land use map. This future land use analysis also ensures that adequate amounts of land are allocated for various land uses.

## **RESIDENTIAL LAND USE NEEDS**

By the year 2025, an additional 1,584 housing units will need to be added to the existing housing stock to accommodate the estimated population of 20,382. Assuming that housing densities will remain fairly constant in the future, the total land area requirement for new housing within the city is approximately 340 acres.

## **COMMERCIAL LAND USE NEEDS**

The city currently maintains approximately 800 acres in commercial types of land use. If we project a population growth rate in Sunnyside of approximately 60% over twenty years, then numerous new businesses will be needed to serve that population. If we assume that the need for commercial acreage is in proportion to the growth rate, then no additional new commercial land area would be needed.

## **INDUSTRIAL/MANUFACTURING LAND USE NEEDS**

In Sunnyside, approximately 210 acres are devoted to industrial/manufacturing uses. If we use the same methodology as described in the commercial land use needs section, then approximately 119 acres of new industrial/manufacturing land area would be needed.

Under existing zoning in September 2006, approximately 56 acres of vacant land within the City of Sunnyside is zoned for industrial/manufacturing development under the light industrial zone (M-1) or the heavy industrial zone (M-2). An additional 534.43 acres of agricultural land within the City of Sunnyside has similar zoning. It should be noted that a significant acreage of the industrially zoned agricultural lands are committed within the Port of Sunnyside wastewater treatment as sprayfield.

## **PUBLIC LAND USE NEEDS**

Public land use needs will be identified every six years in the finance plans.

### **Recreational Land Use and Open Space Needs**

Sunnyside has 105 acres of land which can be used for recreation within the city limits, or 2.9% of the total parcel acreage for the city. Of these recreational lands, 61.1 acres are city owned, denoting approximately 7.5 acres of recreational land per 1,000 population. The National Recreation and Park Association Guidelines suggest that a park system, at a minimum, be composed of a "core" system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population. The City of Sunnyside's park system meets this standard.

The City of Sunnyside must also be concerned with the provision of safe access to the City's park system for all residents of Sunnyside. Thus additional park area may be warranted in those areas of the City where park lands are lacking and where local and safe pedestrian access to other parks is unavailable.



## **Schools**

Over the next twenty years, the population of the City of Sunnyside is expected to increase by 6,227 persons. An estimated 1,905 housing units (based on meeting the medium growth projection) will need to be constructed within the city to accommodate this growth. Additional schools will need to be built to accommodate this increase in student population. Using the Census as a guide, 1.2 to 1.5 school age children per housing unit could be considered an average. This would mean an additional 2,286 to 2,857 more children within the school system. If the new schools were built at an average capacity of 800 students per school, then at least three to four more schools would need to be built by the year 2015. If each school occupied approximately 15 acres, then an additional 45 to 60 acres would be needed for schools over the next twenty years.

## **AGRICULTURAL LAND USE NEEDS**

Agricultural production within the urban growth area is expected to continue as is necessary to support Sunnyside's food processing industry. However, these lands will be considered to be transitional until future residential, commercial and industrial growth places pressures on these lands to be converted.

## **STREETS AND RIGHTS-OF-WAY**

As a rule of thumb, an additional 25% of land area will be needed for streets and rights-of-way. To support residential, commercial, industrial and public land uses, an estimated minimum of 792 acres will be needed. In addition, 143 acres will be required for streets.

## **OTHER LAND USE NEEDS**

Some additional land area is needed to allow for market choice and locational preferences. This land area should be small enough as to not encourage the inefficient development and provision of city services and yet large enough to minimize speculation that may unnecessarily drive up prices. For the purposes of discussion, an additional 25% of the total land area requirement has been assumed to be a reasonable figure for other land uses, which represents an additional 242 acres.

At a minimum, it is anticipated that the City of Sunnyside will need an additional 1,485 acres of vacant or agricultural land area to accommodate future growth.

## **GOALS AND POLICIES**

This section presents the land use goals and policies for the City of Sunnyside.

### **GOAL 1:**

**To create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.**

- Policy 1.1 In its land use management decisions, the City should strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.
- Policy 1.2 The City should resist growth pressures that could adversely affect community values and amenities, and support development that furthers community goals.
- Policy 1.3 Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.
- Policy 1.4 Accommodate future population growth primarily through infilling and utilization of undeveloped subdivision lots. Conversion of agricultural land to residential, commercial, or industrial use will be encouraged to occur only after existing undeveloped parcels have been built out.
- Policy 1.5 Adopt the medium population projections in the Comprehensive Plan as the guide for the amount of growth the City will accommodate through the year 2015.
- Policy 1.6 Revise the urban growth area boundaries as needed, and ensure that the urban growth area includes all lands within current city limits and sufficient land contiguous to the city limits to be able to support Sunnyside's growth through the year 2015.
- Policy 1.7 Establish an urban growth area that will be subject to joint planning by the City of Sunnyside and Yakima County. Accomplish this joint planning effort through an adopted interlocal agreement which specifies the process by which the City participates on comprehensive plan amendments, zone changes and development applications being processed within the urban growth area. Require in the interlocal that common and consistent development standards be applied throughout the urban growth area to ensure that the character of these areas remains consistent with goals of the comprehensive plan.

- Policy 1.8      Revise development regulations as needed to be consistent with the adopted Comprehensive Plan.

**GOAL 2:**

**Coordinate land uses to minimize the loss of natural resources due to urbanization, and reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.**

- Policy 2.1      Support the preservation and enhancement of natural resource lands and support occupations associated with agriculture, such as farming, and marketing of agricultural products within agricultural areas adjacent to the City and its urban growth area.
- Policy 2.2      Support the protection of agricultural and other resource lands within the Sunnyside area from incompatible development, keeping them available for recreational use, wildlife habitat, and economic purposes.
- Policy 2.3      Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments should be reviewed by the appropriate city staff or consultants to identify site-specific environmental problems.
- Policy 2.4      Adequate on-site disposal of surface water runoff shall be provided by all types of development.
- Policy 2.5      Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.
- Policy 2.6      The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures. Impacts that may affect the quality of drinking water shall be a priority concern in such reviews.

**GOAL 3:**

**To actively manage land use change and protect the City's character by developing city facilities and services in a way that directs and controls land use patterns and intensities.**

- Policy 3.1      Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.
- Policy 3.2      New urban development shall be encouraged to locate first, within the city limits and second, within the urban growth area where municipal services and public facilities are already present.
- Policy 3.3      Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services. Rural development outside of the urban growth boundary shall be discouraged from becoming urban in nature.
- Policy 3.4      To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such combinations implement efficient, cost effective delivery of such services.
- Policy 3.5      Future land uses will be coordinated with the Transportation and Capital Facilities Elements of the Comprehensive Plan.

**GOAL 4:**

**To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.**

- Policy 4.1      The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.
- Policy 4.2      Develop predictable, coordinated land use regulations including a transitional process (rural to urban) which minimizes conflicts between rural and urban land uses.
- Policy 4.3      Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.
- Policy 4.4      Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.



- Policy 4.5 Discourage incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.
- Policy 4.6 Provide ample opportunities for light industrial development at locations with suitable access and adequate municipal services. At these locations, encourage industrial park-like development.
- Policy 4.7 Attempt to assure that basic community values and aspirations are reflected in the City's planning program, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.
- Policy 4.8 Provide an efficient and predictable development process that provides for ample public discussion of proposals for development.

**GOAL 5:**

**Establish and maintain an appropriate image for the community to assist in most effectively attracting the types of economic activities which best meet the needs and desires of the community.**

- Policy 5.1 Make revitalization of the downtown core one of the priorities in establishing an appropriate image for the community. As part of the revitalization effort, use urban design treatment to make the downtown a safe, comfortable, clean and convenient place for visitors to be and go. Improvements should provide some kind of amenity for shoppers, such as awnings to protect pedestrians from the climate, large display windows, and wide sidewalks with trees, flowers, and occasional benches for people to rest.
- Policy 5.2 Identify, preserve and protect archaeologically, architecturally, and historically significant structures and sites where feasible as a means of strengthening the community's identity and image.
- Policy 5.3 Consider developing a clean physical appearance as part of an appropriate image for the community. Encourage property maintenance, and clean vacant lots as a way to accomplish this.

**GOAL 6:**

**Develop an economic development program or plan that establishes guidelines or actions that accomplish the following:**

- Policy 6.1 Maintains and enhances existing agricultural production and related agricultural businesses and industries within the community.
- Policy 6.2 Recruits new industry to the community that supports diversifying Sunnyside's economy and provides year-round employment.
- Policy 6.3 Encourages new business development and supports the retention and expansion of existing businesses and industries.
- Policy 6.4 Targets industries that are mutually supportive and can serve as suppliers to existing local businesses and industries.
- Policy 6.5 Decreases small business failures.

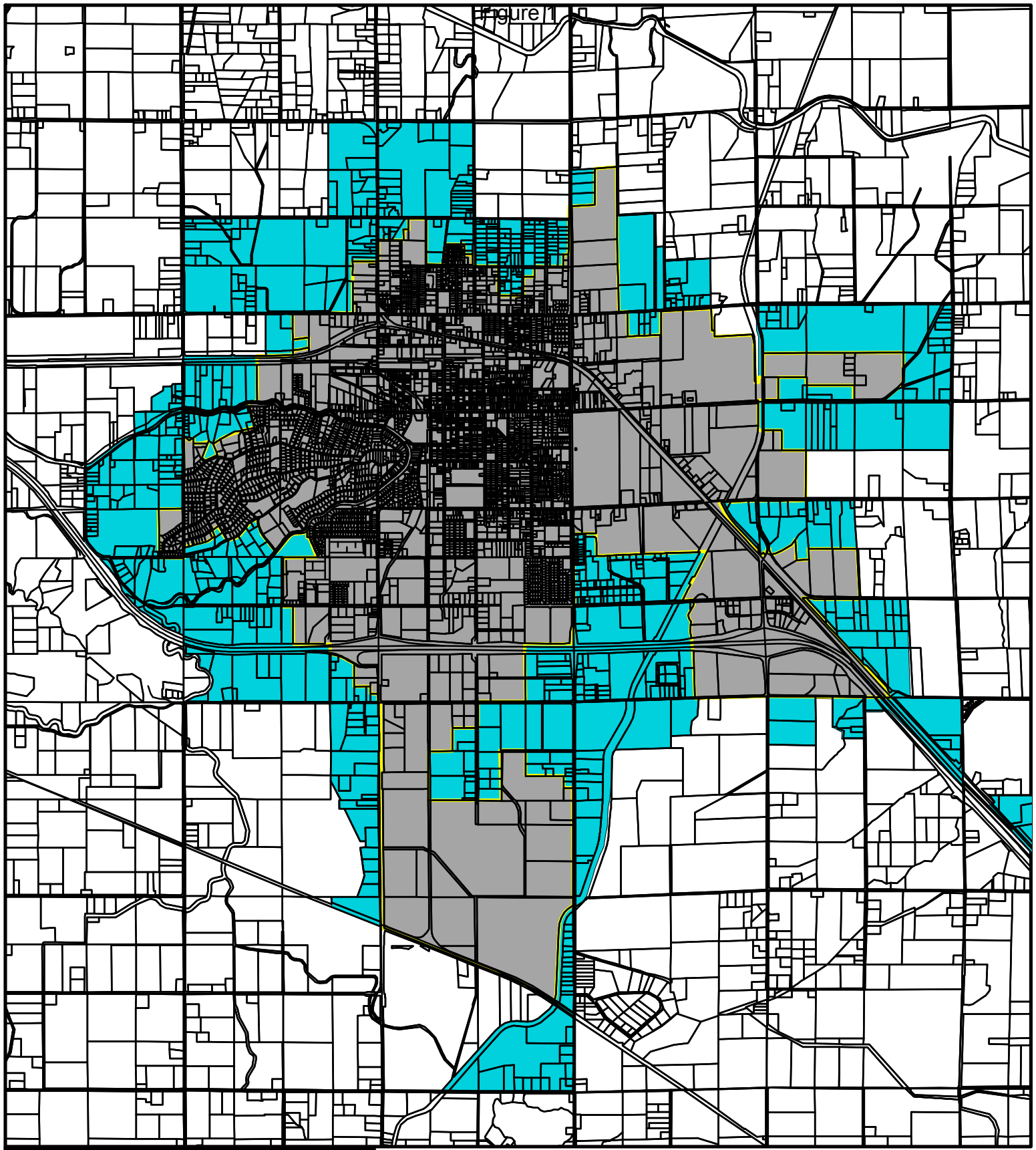
**GOAL 7:**

**To preserve the character, agricultural heritage, and quality of life in Sunnyside and the surrounding rural areas that are part of the community.**

- Policy 7.1 Build upon Sunnyside's rural characteristics by allowing the necessary agricultural services and facilities that support surrounding agricultural land uses.
- Policy 7.2 Establish a pattern of development that supports a sense of community.
- Policy 7.3 Encourage land use decisions that are sensitive to Sunnyside's history and culture.
- Policy 7.4 Utilize recreation and open space lands and facilities as a means of enhancing community image and the general quality of life. Strive to accomplish the following:
- ❖ Providing a balance of active and passive recreational uses in both existing and proposed parks with a priority on pedestrian access to the natural environment. Active recreational uses include programmed parks with play fields and ball courts, while passive parks feature pathways, benches and picnic tables.
  - ❖ Encouraging the development of recreational activities that meet the needs of the residents of Sunnyside, and where feasible using existing public schools as neighborhood parks and recreation/community center locations.

- ❖ Continuing to work with the Sunnyside School District using joint use agreements to increase available park land and facilities.
- ❖ Planning bike and jogging trails in the community that serve local needs and link differing neighborhoods.
- ❖ Limiting the use of open lands designated to remain in their natural state to those activities which will: A) Maintain their scenic beauty and aesthetic qualities; and B) Provide for recreational activities compatible with these goals.

Policy 7.5      Ensure that new development in Sunnyside enhances the "quality of life" within the community, and that any environmental problems that arise from such development are corrected by the developer through enforcement of subdivision control, regulations and fees.



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



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SUNNYSIDE

City of Sunnyside  
Urban Growth  
Boundary

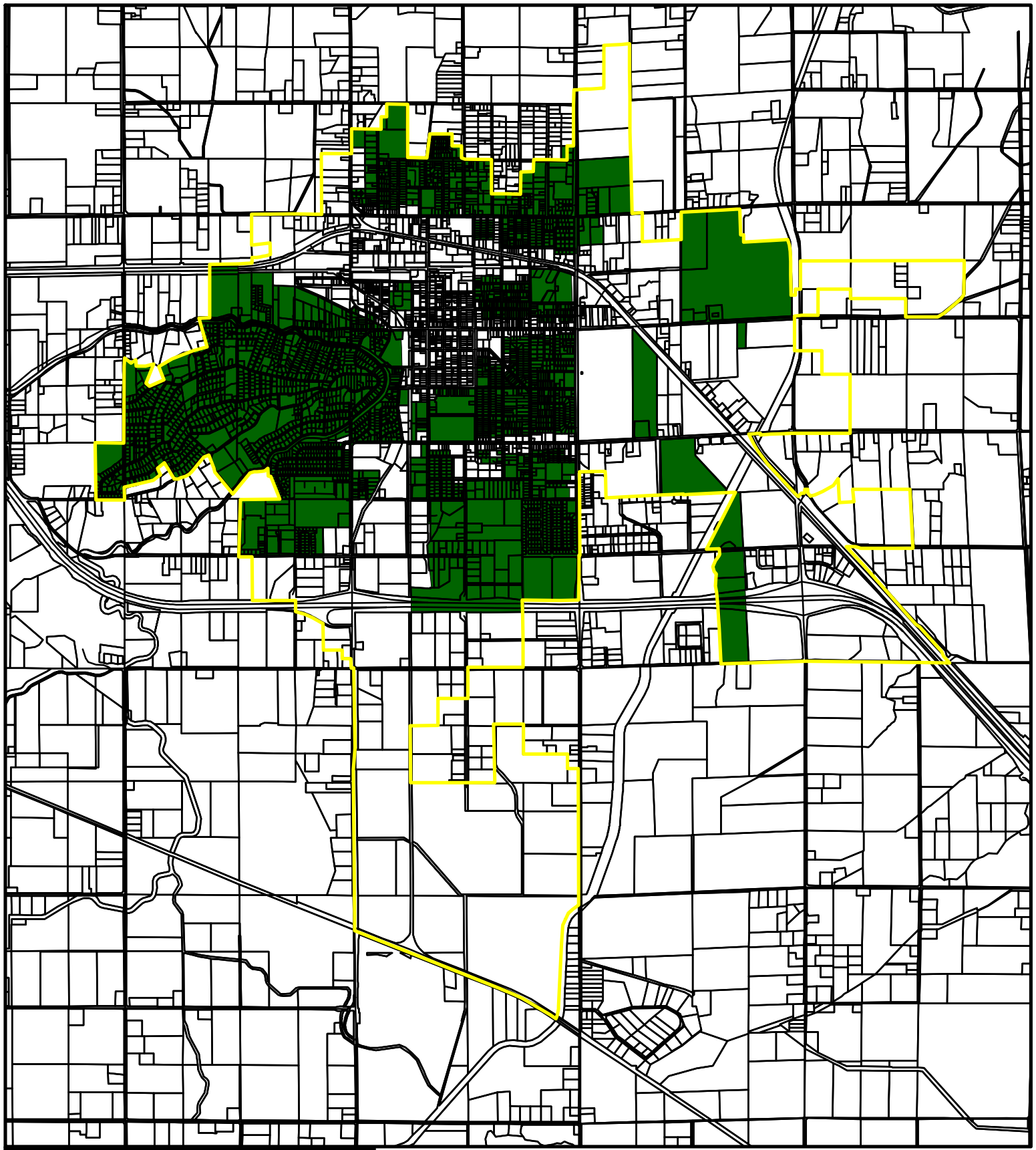
Chapter 2 - Figure 1

-  Tax Lots
-  All Roads
-  City Limits
-  Urban Growth Boundary

SUNNYSIDE



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


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SUNNYSIDE

City of Sunnyside  
Residential Parcels

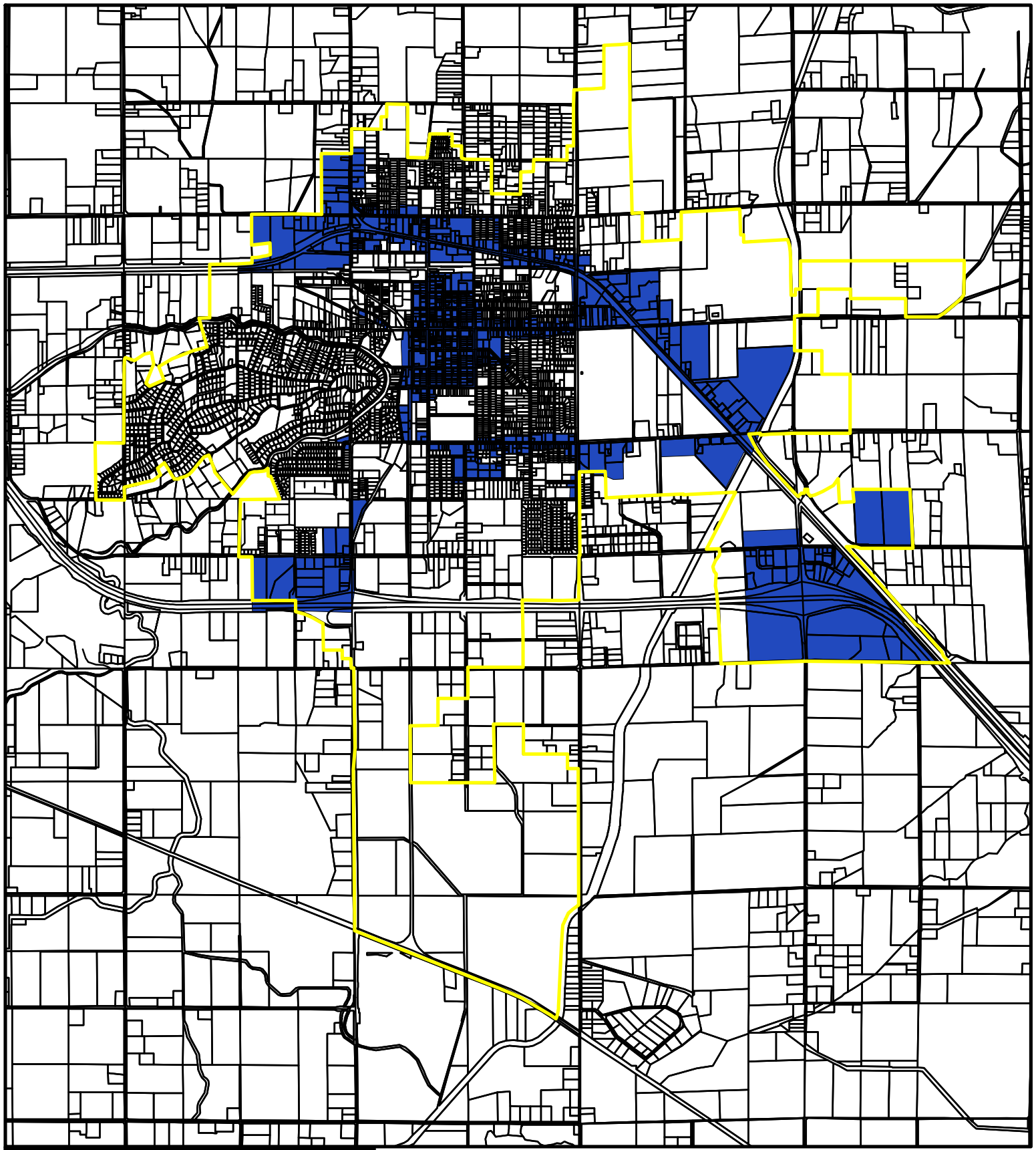
Chapter 2 - Figure 2

-  Cities
-  Tax Lots
-  All Roads
-  Residential Parcels

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


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SUNNYSIDE

City of Sunnyside  
Commercial Parcels

Chapter 2 - Figure 3

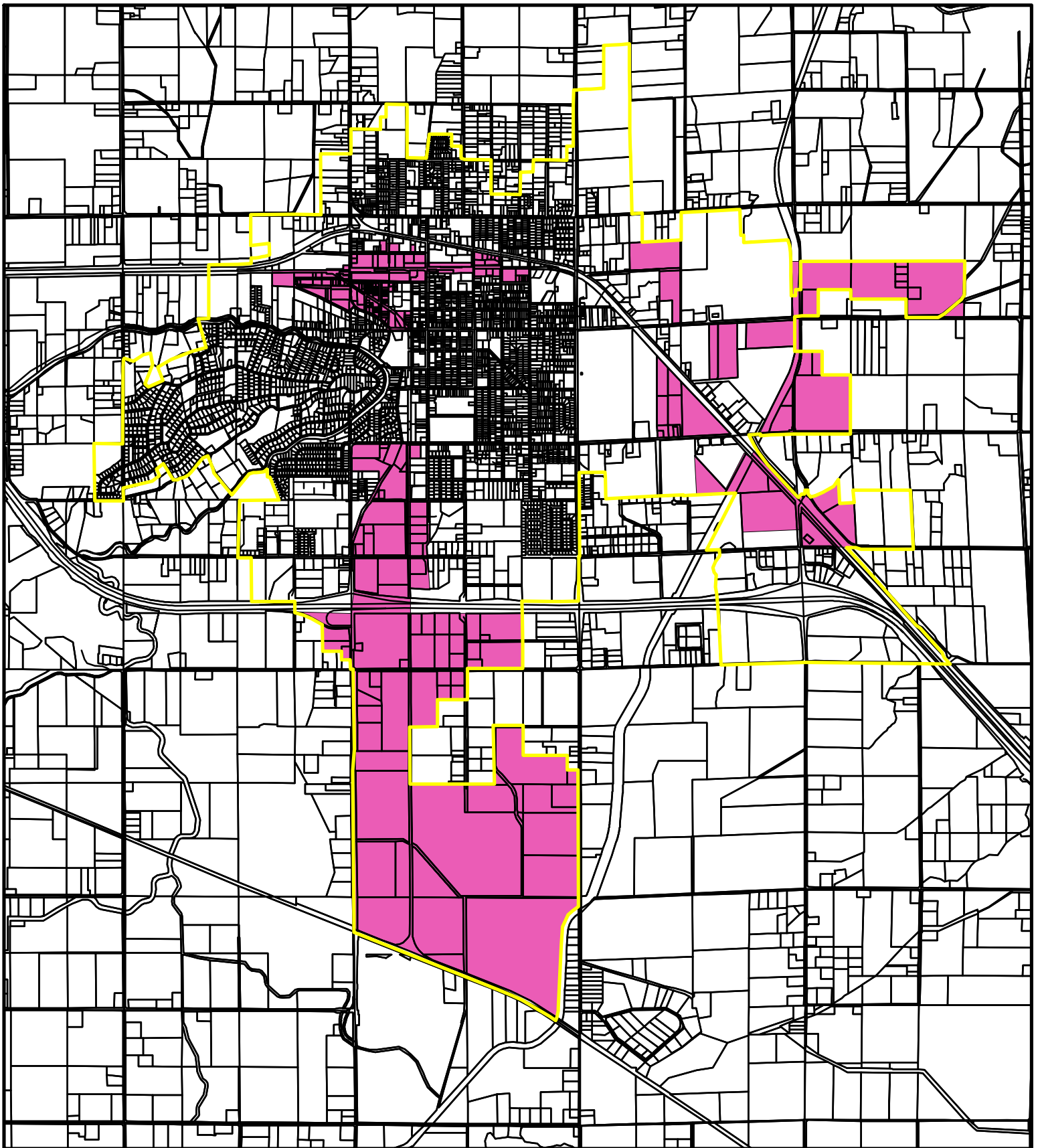
-  City Limits
-  Tax Lots
-  All Roads
-  Commercial Parcels

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SUNNYSIDE

City of Sunnyside  
Industrial Parcels

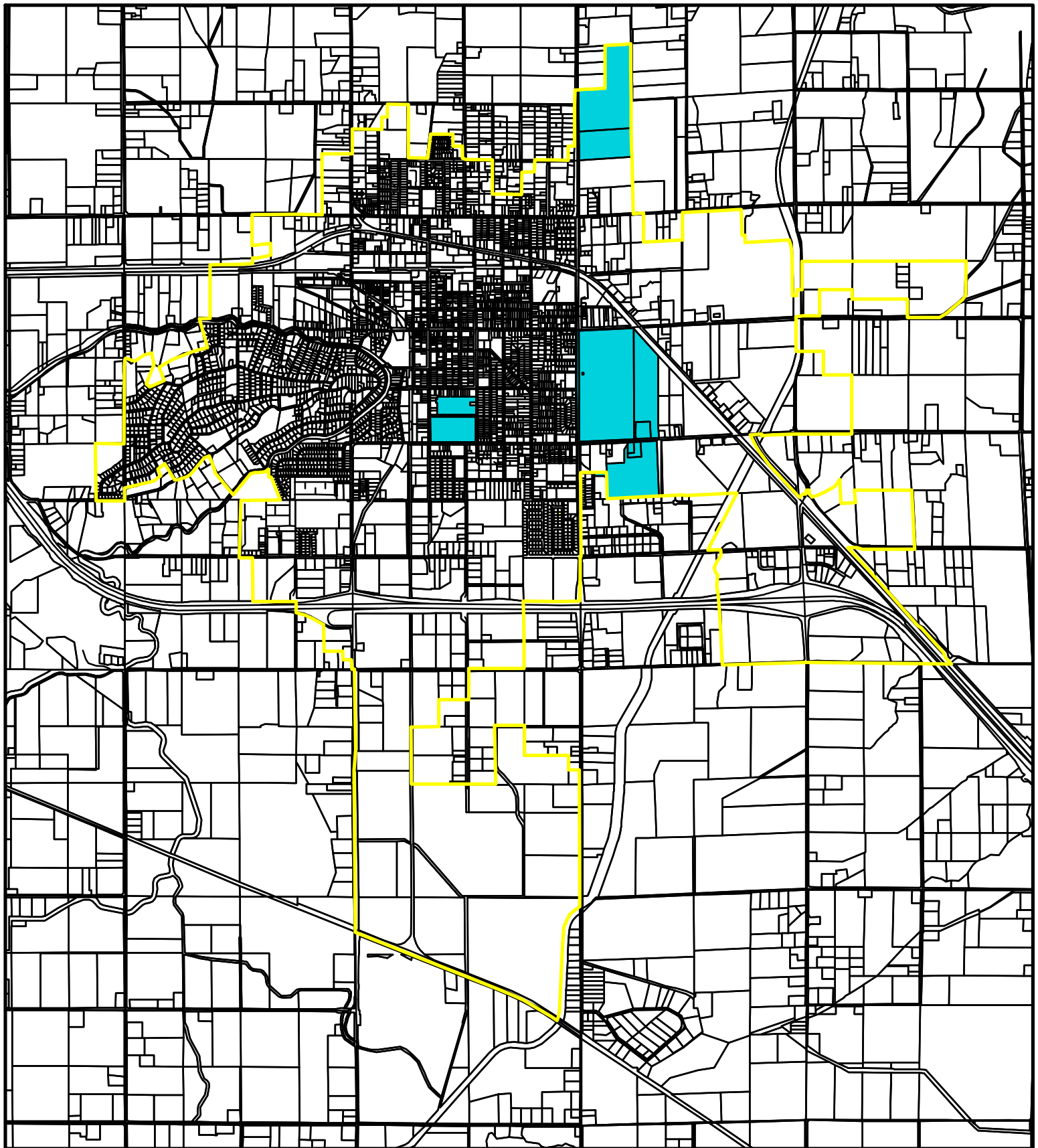
Chapter 2 - Figure 4

- City Limits
- Tax Lots
- All Roads
- Industrial Parcels

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SUNNYSIDE

City of Sunnyside  
Public Facilities

Chapter 2 - Figure 5

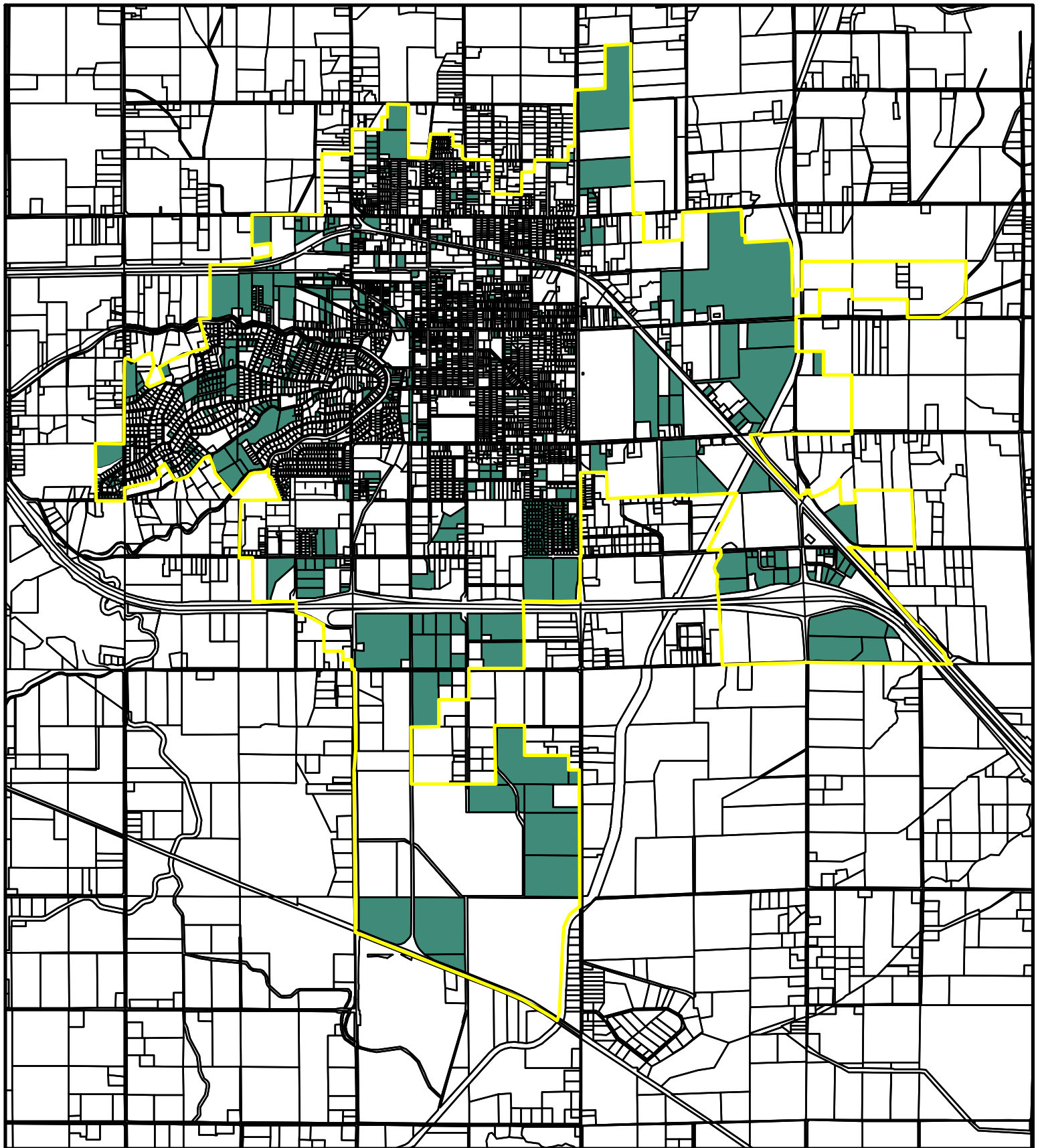
-  City Limits
-  All Roads
-  Tax Lots
-  Public Facilities

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SUNNYSIDE

City of Sunnyside  
Vacant Parcels

Chapter 2 - Figure 6

- City Limits
- All Roads
- Tax Lots
- Vacant Parcels

**SUNNYSIDE**



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# Chapter 3

## Capital Facilities Element

## **INTRODUCTION**

### **PURPOSE**

The Capital Facilities Element sets policy direction for determining capital improvement needs and evaluating proposed capital facilities projects. Because it is the mechanism the city uses to coordinate its physical and fiscal planning, the Capital Facilities Element serves as a check on the practicality of achieving other elements of the comprehensive plan. It also establishes funding priorities and a strategy for utilizing various funding alternatives.

### **GROWTH MANAGEMENT ACT REQUIREMENTS**

To comply with the Growth Management Act, the comprehensive plan must have a Capital Facilities Plan element consisting of:

- ❖ an inventory of publicly owned capital facilities, including their locations and capacities;
- ❖ a forecast of the future needs for such facilities;
- ❖ the proposed locations and capacities of new or expanded capital facilities;
- ❖ a six-year (minimum) plan for financing such facilities within projected funding capacities, clearly identifying sources of public money for such purposes; and
- ❖ A reassessment of the land use element. The land use element must be reassessed if the probable funding falls short of meeting existing needs. Also, the land use element must be reassessed to ensure that the land use plan, the capital facilities plan, and the financing plan are coordinated and consistent.

### **APPLICABLE COUNTYWIDE PLANNING POLICIES**

The Yakima Countywide Planning Policy recognizes cities as the providers of urban governmental services as identified in the GMA and adopted urban growth management agreements. The following countywide planning policies apply to discussion on the capital facilities element:

1. Areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. (A.3.1.)

2. Prior to amending an urban growth area the County and the respective City will determine the capital improvement requirements of the amendment to ascertain that urban governmental services will be present within the forecast period. (A.3.11.)
3. Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capabilities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas. (B.3.1., also RCW 36.70A.110(3))
4. Urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors and the terms under which the services are to be provided. (B.3.2.)
5. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20 years. (B.3.3.)
6. The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources (RCW 36.70A.070(3)(c)(d)). These plan elements will be developed in consultation with special purpose districts and other utility providers. (B.3.4.)
7. New urban development should utilize available/planned urban services. (B.3.5., Also RCW 36.70A.110(3))
8. Formation of new special purpose districts should be discouraged within designated urban growth areas. (B.3.6.)
9. The County and the cities will inventory existing capital facilities and identify needed facility expansion and construction. (C.3.1., also RCW 36.70A.070(3)(a)(b))
10. From local inventory, analysis and collaboration with state agencies and utility providers, a list of Countywide and statewide public capital facilities needed to serve the Yakima County region will be developed. These include, but are not limited to, solid and hazardous waste handling

facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, correctional facilities, in-patient facilities including hospitals and those for substance abuse and mental health, group homes and regional park and recreation facilities. (C.3.2.)

11. When a public facility of a countywide or statewide nature is proposed in the Yakima County region a Facility Analysis and Site Evaluation Advisory Committee including citizen members will be formed to evaluate the proposed public facility siting. At a minimum this evaluation shall consider:
  - ❖ The potential impacts (positive or negative) of the proposed project on the economy, the environment and community character;
  - ❖ The development of specific siting criteria for the proposed project;
  - ❖ The identification, analysis and ranking of potential project sites;
  - ❖ Measures to first minimize and second mitigate potential physical impacts including, but not limited to, those relating to land use, transportation, utilities, noise, odor and public safety; and
  - ❖ Measures to first minimize and second mitigate potential fiscal impacts. (C.3.3.)
12. Major public capital facilities that generate substantial travel demand should be located along or near major transportation corridors and public transportation routes. (C.3.4.)
13. Some public facilities may be more appropriately located outside of urban growth areas due to exceptional bulk or potentially dangerous or objectionable characteristics. Public facilities located beyond urban growth areas should be self-contained or be served by urban governmental services in a manner that will not promote sprawl. Utility and service considerations must be incorporated into site planning and development. (C.3.5.)
14. The multiple use of corridors for major utilities, trails and transportation right-of-way is encouraged. (C.3.6.)
15. The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within urban growth areas. Actions of special purpose districts and other public service providers shall

be consistent with comprehensive plans of the County and the cities. (F.3.1., also RCW 56.08.020, RCW 57.16.010)

16. The use of interlocal agreements is encouraged as a means to formalize cooperative efforts to plan for and provide urban governmental services. (F.3.2.)
17. Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth areas. (F.3.3.)
18. Each interlocal agreement will require that common and consistent development and construction standards be applied throughout that urban growth area. These may include, but are not limited to standards for streets and roads, utilities and other infrastructure components. (F.3.5.)
19. Encourage economic growth within the capabilities of the region's natural resources, public services and public facilities.
  - ❖ Identify current and potential physical and fiscal capacities for municipal and private water systems, wastewater treatment plants, roadways and other infrastructure systems.
  - ❖ Identify economic opportunities that strengthen and diversify the county's economy while maintaining the integrity of our natural environment. (G.3.1.)
20. Local economic development plans should be consistent with the comprehensive land use and capital facilities plans and should:
  - ❖ Evaluate existing and potential industrial and commercial land sites to determine short and long- term potential for accommodating new and existing businesses;
  - ❖ Identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option;
  - ❖ Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;
  - ❖ Identify changes in urban growth areas as necessary to accommodate the infrastructure needs of business and industry;
  - ❖ Support housing strategies and choices required for economic development. (G.3.2.)

21. Each local government will prepare a capital facilities plan consisting of:
  - ❖ An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
  - ❖ A forecast of the future needs for such capital facilities;
  - ❖ The proposed locations, capacities and costs of expanded or new capital facilities;
  - ❖ At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
  - ❖ A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, the capital facilities plan element and financing plan within the capital facilities plan element are coordinated and consistent. (H.3.1.)
22. As part of the planning process, the County and the cities should coordinate with capital facilities providers and other interested parties to ensure that consideration is given to all capital service requirements and the means of financing capital improvements. (H.3.2.)
23. The County and the cities should consider an impact fee process, as provided for in RCW 82.02.050-090, to insure that new development pays its fair share of the cost of improvements necessitated by growth and contributes to the overall financing of capital improvements. (H.3.3.)
24. To minimize the potential economic impacts of annexation activities on the County and cities, consideration will be given to negotiating agreements for appropriate allocation of financial burdens resulting from the transition of land from county to city jurisdiction. (H.3.4.)
25. Special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources. (I.3.)

## **URBAN GROWTH AREAS**

Urban Growth Areas are those areas designated under the Growth Management Act where urban growth is encouraged and outside of which growth can occur only if it is not urban in nature.

Urban growth typically requires urban governmental services, which include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and not normally associated with non-urban areas. It is appropriate for cities to provide urban government services. Capital facilities are the physical structures owned or operated by a government entity which provide or support a public service.

## **COMPATIBLE LAND USES**

Urban governmental services are generally not feasible unless there is intensive use of land for the location of buildings, structures, and impermeable surfaces. Those services should not be provided in rural areas.

## **CONSISTENCY WITH LAND USE ELEMENT**

The location, type and intensity of various future land uses, in conjunction with level of service standards, determine the needs for future capital facilities.

## **CAPITAL FACILITIES CHARACTERISTICS**

The term capital facilities are not specifically defined under the Growth Management Act but this term has been defined by the Washington State Department of Community Development as part of "procedural criteria" developed under Growth Management Act. As defined in WAC 365-195-210, capital facilities are defined as, "a physical structure owned or operated by a government entity which provides or supports a public service." The section which follows lists a variety of public services, most of which have associated capital facilities within the Sunnyside area.

## **TYPES & PROVIDERS OF CAPITAL FACILITIES**

Service providers for the City of Sunnyside and the unincorporated portion of its Urban Growth Area are listed in Table 10 (Service Providers). In some cases, the capital facilities supporting the services listed are located outside of the Urban Growth Area.



Table 10. Service Providers - Urban Growth Area

TYPE OF SERVICE	CITY OF SUNNYSIDE	REMAINDER OF UGA
GENERAL GOVERNMENT		
General Purpose Government	City of Sunnyside	Yakima County
ECONOMIC DEVELOPMENT		
Port District	Port of Sunnyside	Port of Sunnyside
	City of Sunnyside	
EDUCATION		
Schools	Sunnyside School District (No. 201)	Sunnyside School District (No. 201)
PROTECTIVE SERVICES		
Emergency/Rescue	City of Sunnyside	Fire District #5
Fire Protection	City of Sunnyside	Fire District #5
Law Enforcement	City of Sunnyside	Yakima County Sheriff/ Washington State Patrol
PUBLIC HEALTH		
Public Health	Yakima Health District	Yakima Health District
PUBLIC TRANSPORTATION		
Transit	PTBA (proposed); People For People (dial-a-ride)	PTBA (proposed); People For People (dial-a-ride)

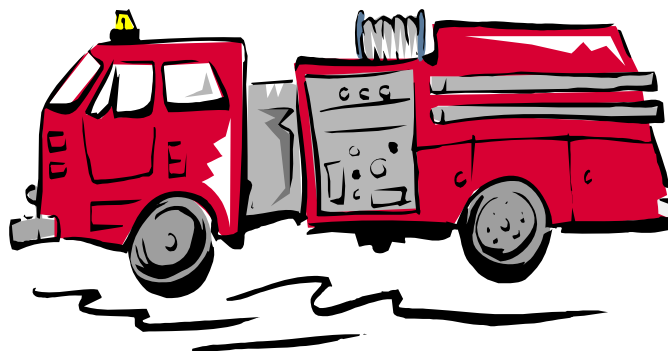


Table 10. Service Providers - Urban Growth Area (continued)

TYPE OF SERVICE	CITY OF SUNNYSIDE	REMAINDER OF UGA
<b>RECREATION</b>		
Libraries	Yakima Valley Regional Library	Yakima Valley Regional Library
Parks	City of Sunnyside	Yakima County
Recreational Facilities	City of Sunnyside; private sector	Yakima County; private sector
<b>SOLID WASTE</b>		
Residential and Commercial Solid Waste Collection	Yakima Waste Systems (contract with the City of Sunnyside)	Country Garbage Service and Yakima Waste Systems (private franchise holders)
Solid Waste Disposal	Yakima County (Snipes Mountain Landfill/Transfer Station)	Yakima County (Snipes Mountain Landfill/Transfer Station)
<b>STREETS AND ROADWAYS</b>		
Arterial Streets and Roads	City of Sunnyside	Yakima County
Local Streets	City of Sunnyside	Yakima County
Sidewalks	City of Sunnyside	Yakima County
Street Lighting	City of Sunnyside, Pacific Power and Light	Yakima County
Traffic Signals and Traffic Control	City of Sunnyside	Yakima County
State/Interstate Highways	Washington State DOT	Washington State DOT
<b>STORMWATER</b>		
Stormwater Control	City of Sunnyside; Snipes Mountain Irrigation District; Sunnyside Valley Irrigation District (SVID)	Yakima County; Snipes Mountain Irrigation District; SVID
<b>WATER</b>		
Potable Water	City of Sunnyside	City of Sunnyside, individual or community wells
<b>WASTEWATER</b>		
Sewage Collection	City of Sunnyside; Port of Sunnyside	City of Sunnyside, Port of Sunnyside, or on-site disposal
Sewage Treatment and Wastewater Disposal	City of Sunnyside; Port of Sunnyside	City of Sunnyside, Port of Sunnyside, or on-site disposal
Biosolids Disposal	City of Sunnyside; Port of Sunnyside	City of Sunnyside; Port of Sunnyside; private septage hauling to Yakima WWTP or Cheyne Road Landfill

## **STREETS AND ROADWAYS**

Characteristics of the street system and other transportation facilities and services are discussed in the Transportation Element which follows as Chapter 4.

## **WATER SERVICE CHARACTERISTICS**

The description of the characteristics of the municipal water system which follows is taken from information presented in the 2005 Comprehensive Water Plan Update. The Comprehensive Water Plan Update is incorporated by reference.

The City's water system consists of 5 operational producing wells, one well needing to be rebuilt and three proposed wells included in Permit Number G4-31581P, 4 storage reservoirs, and approximately 50 miles of mainline distribution pipe. These facilities provide water to approximately 3,000 service connections. Approximately 50% of the total water used in Sunnyside is for residential use, 35% for industrial and commercial use, 10% for other public entities, and 5% is interdepartmental and unaccounted for water.

In 1994 the City of Sunnyside's water rights came into questions with DOE. After extensive legal and engineering review, the City of Sunnyside and DOE have negotiated a Groundwater Permit Number G4-31581P which in brief allows the City of Sunnyside over the next twenty years to develop Wells #9, 10 and 11 and pump an additional 2,000 gallons a minute up to 5,044 acre feet per year. This permit does not solve the legal negotiations with DOE as it relates to our Water Rights Certificates; however, it does secure water rights for the City of Sunnyside through a twenty (20) year period and beyond.

The water system is composed of three different pressure zones. Nine pressure regulating stations control water flow and pressure between the three pressure zones. Pressure zone 1 services the largest part of the community at the lowest elevations. Zone 2 lies above zone 1 in elevation and services the intermediate portion of Harrison Hill. Zone 3 services the upper portion of Harrison Hill.

Most of the water system consists of looped lines although some of the lines which are near the city limits are not looped. Recent large annexations have expanded the area to be served by the City's water system. Within this new service area, a number of individual domestic water wells still exist. It is the City's policy to provide service to replace these wells only as requested. It is also the City's policy to not extend water service beyond the city limits. Annexation provides a method of incremental expansion of the water system and as such controls development of the urban growth area to some degree.

Water service in Yakima County is provided by public purveyors and individual private water systems. The "public purveyors" are placed into 4 categories by the Washington

State Department of Health and the Yakima County Health Department. These various classifications are listed below.

- |         |   |
|---------|---|
| Class 1 | A water system having one hundred or more permanent services or serving a transitory population of one thousand or more people on any one day.  |
| Class 2 | A water system having ten through ninety-nine permanent services or serving a transitory population of three hundred through nine hundred ninety-nine people on any one day.                                  |
| Class 3 | A water system serving a transitory population of twenty-five through two hundred and ninety-nine on any one day.   |
| Class 4 | A water system having two through nine permanent services or serving a transitory population of less than twenty-five people on any one day or any public water system that is not a Class 1, 2, or 3 system. |

Private System: A water system having only one permanent service (i.e., individual well or storage tank) and is not regulated by state or local authorities.

The City of Sunnyside's municipal water supply system is a Class 1 system owned and operated by the city. In 2006, the city had approximately 3,145 water services serving about 13,000 customers, with an average daily demand of 1,666 gallons per service. About 113 households within the city are served by private wells (2000 Census).

## **WATER SUPPLY: DOMESTIC AND IRRIGATION**

### **Domestic (Potable) Water System - Water Supply**

City records show that Well No. 1 was constructed in 1910 and Well No. 2 was constructed about 1929. Wells No. 3 and No. 4 were added to the system in approximately 1940 and 1945, respectively. Most of the piping that now exists in the Retail Core, the commercial section serving the central portion of Sunnyside, was also constructed by the early 1940's. Well No. 5 was drilled in 1952 and by 1962 two 750,000-gallon storage reservoirs were constructed on Harrison Hill. During 1962, Well No. 6 was added to the water system, along with two additional water storage tanks on Harrison Hill, which included a 1.0 MG standpipe and a 1.0 MG reservoir. Well No. 7 was purchased from the Port of Sunnyside and developed with pump and pump house in 1975. Well No. 8 was drilled in 1994 and developed and put on-line in 1995. Wells No. 4A and No. 9 are the most recent wells that were brought on-line in 1998.

Currently, a total of six wells operate in Sunnyside's water system. Wells No. 1, 2, 3, and 4 have been decommissioned. Main water production comes from

Wells No. 6, 7, 8 and 9 with Well No. 6 being used primarily in the peak season. Wells No. 7, 8 and 9 have most recently supplied over 90 percent of the total production. Well No. 5 pumps sand and exceeds the MCL for arsenic and is listed as an emergency source only. Because Well No. 4A (also named Well 10) has high levels of hydrogen sulfide (H<sub>2</sub>S) and has detections of methane gas, it is also listed as an emergency source only. Expanded service has also been supplemented with the addition of numerous pipeline extensions and loops in the distribution system.

The municipal water wells combined have a combined instantaneous pumping capacity of approximately 5,100 gpm. This total is somewhat misleading as Wells No. 6 and No. 7 influence each other. Both cannot be run together for extended periods. This total is noticeably lower than that shown in the 1986 Report. A more reasonable estimate of the total actual combined pumping capacity is about 3,646 gpm for an extended period of time. Furthermore, Wells No. 4-A and 5 are considered for emergency use purposes only. Well detail, along with other relevant water system information, is described in Sunnyside's Water Facilities Inventory (WFI).

### **Delivery**

As mentioned above, the city is composed of three interconnected pressure zones. Four pressure regulating stations control water flow and pressure between zone 1 and zone 2. Most of the valves which perform this function between these two zones are a combination pressure reducing and pressure sustaining valve. These valves are intended to remain closed and only pass water into zone 1 in emergencies. Five pressure regulating stations control water flow and pressure between zone 2 and zone 3. Most of the valves which perform this function between these two zones are pressure reducing valves only. Static water pressures in each zone generally range between 40 pounds per square inch (psi) and 93 psi. Certain service connections fluctuate and can be much lower than 40 psi. These service connections use booster pumps to minimize fluctuation.

Wells 5, 6, 7, and 8 pump directly into zone 1 and at the same time into the main reservoir. 4 discharges into a 40,000 gallon de-aeration tank. A booster pump station consisting of three centrifugal pumps then pumps water from the tank into zone 1 and the main reservoirs. The three centrifugal pumps combined have a design pumping capacity of 2,950 gallons per minute. The standpipe at the top of Harrison Hill is filled by a second booster pump station consisting of five centrifugal pumps. The five centrifugal pumps combined have a design pumping capacity of 1,535 gallons per minute. Water is pumped out of the main reservoirs located in the upper elevations of zone 1 into the zone 3 distribution system and the standpipe at the top of Harrison Hill. The Zone 2 water distribution system is fed by gravity flow from zone 3.

Sunnyside's water lines consist of piping from 1 inch to 16 inches in diameter. Most of the mains range from 8 inches to 12 inches in diameter although some 6 inch mains serve residential areas.

In 1990, the City of Sunnyside began an ambitious plan to replace and update various components of the distribution system (including replacement of old and defective mainline valves, fire hydrants and corroded pipelines) and eliminate some of the hydraulic restrictions. This process is currently continuing.

A new policy has been implemented to allow American Water Works Association (AWWA) approved C-900 polyvinyl chloride pipe as well as ductile iron on new installations. In one area of town, this change has been beneficial since the chemical composition of the soil has been corrosive to ductile iron pipe.

### **Storage**

Sunnyside has four storage reservoirs with a combined capacity of 3.73 million gallons of water. Sunnyside's main reservoir storage which serves zone 1 consists of three interconnected side by side concrete tanks with a total volume of 2.72 million gallons. These reservoirs also serve as the source of water for the steel standpipe reservoir located at the top of Harrison Hill. Reservoirs 1 and 2 are fifty-four year old structures. Reservoir 3 is a thirty year old structure. The standpipe reservoir holds a total volume of 1.01 million gallons and serves both zone 2 and 3. The standpipe reservoir is also thirty years old.

Water levels in the main reservoirs and the standpipe are automatically controlled by a telemetry system which turns the various well pumps and booster station pumps on and off as needed. Various sequences of pumping exist to keep the water level in the storage tanks at the desired level. If rising water levels pass the high water level in the storage tanks and indicate a potential overflow condition or if dropping water levels in the storage tanks are not automatically corrected over a period of time, an alarm will sound to alert city personnel that further review and action may be warranted.

The water stored within the reservoir system is used for a variety of purposes. This water is used for equalizing storage, emergency standby storage, and fire flow storage. Equalizing storage is the quantity of water storage required to meet varying hourly demands if well water supplied to the system were provided at a constant rate that is equal to the total average daily consumption. Emergency standby storage provides water to the system in the event of pump failures, power outages, and other events which interrupt the flow of water from the wells into the water system. Fire flow storage is discussed in more detail below.

## **FIRE FLOW**

The greatest fire flow requirements are within the industrial and commercial zones, with isolated large demands at public schools. The largest fire flow requirement within the City of Sunnyside, as of January 2006, is 5,500 gpm. This is the calculated fire flow needed for a 116,000 square foot unsprinkled warehouse which stores combustible materials.

To sustain delivery of fire flow, a certain amount of water storage must always be held in reserve. The amount needed is calculated based on the largest fire flow requirement and the duration of time that the fire flow would need to be sustained. In Sunnyside, the largest fire flow requirement is 5,500 gpm and the duration that this flow would need to be sustained is 5.0 hours. This translates into a fire flow storage requirement of 1.65 million gallons.

The City of Sunnyside has established a policy of requiring new building developments to make necessary fire flows available. The City will also require sprinkler systems in new developments according to 2003 International Building Code and International Fire Code requirements.

## **WATER QUALITY**

Wells no. 5, 6, 7, 8, 9 and 10 meet the requirements set up by U.S. Environmental Protection Agency (EPA) and the Washington State Department of Health. All operating wells are in conformance with the primary maximum contaminant levels (MCL) established by the U.S. Environmental Protection Agency (EPA) and the Washington State Department of Health (WSDOH). Wells no. 9 and 10 are high in iron and turbidity. These wells produce excessive amounts of sand. The high turbidity levels are not considered a health problem. Wells no. 6 and 7 are high in manganese. The level of iron and manganese in the respective wells exceed secondary drinking water standards. These substances are considered nuisance factors and are not subject to notification requirements. Elevated levels of iron and manganese are often found in the groundwater supplies of Eastern Washington.

In samples taken from well no. 1 in 1988, volatile organic compounds were found. No other wells within the system were found to have these compounds present. Well no. 1 and, because of its close proximity, well no. 2 have been shutdown, disconnected from the system and were abandoned in 1995 according to Department of Ecology's (DOE's) regulations. A testing program developed in 1991 in Sunnyside to determine if these compounds have migrated and might pose a threat to other wells in the area have revealed only limited significant migration which does not pose a threat to other water sources within the City. Water rights for wells no. 1 and 2 have been transferred to well no. 8.

## **Irrigation Water System**

Irrigation water service for residents of the City of Sunnyside is provided by Snipes Mountain Irrigation District, Sunnyside Valley Irrigation District, the City of Sunnyside through its municipal water system and private wells. Some residents are unable to access irrigation water due to physical limitations such as streets, railroad tracks and the lack of irrigation piping. These persons use private wells or city water for their irrigation needs. The City of Sunnyside has and maintains 1,734 acre feet of irrigation water rights which are deliverable at diversions on Snipes Mountain Lateral. This irrigation water has been maintained as municipal water since 1905 and was designated for lands in the original town site. In the best interests of the City of Sunnyside in negotiating water rights with the DOE, the City has signed an agreement with the Yakama Indian Nation (YIN) to allow a temporary transfer of these 1,734 acre feet municipal surface water rights to be used for Yakima River Fish Environmental Enhancement for a period of twenty (20) years. Change of Place of Use Application with DOE is pending.

## **CURRENT AND PROJECTED WATER DEMAND**

### **Water System Improvements**

It is clear that the City is in need of additional sources to effectively serve their customers in the near future. The primary options available to the City for addressing the source adequacy issues are as follows:

- ❖ Activate Well No. 4A by implementing water quality treatment as necessary
- ❖ Restore pumping capacities of existing wells by deepening or repairing
- ❖ Construct a new well
- ❖ SVID service expansion to serve irrigation needs in the City, thus reducing demand for City water
- ❖ Increase water conservation

If water source capacity is not increased to fulfill this need, an alternative is to provide additional storage to meet the City's growing needs.

Reliable emergency power is needed on the major well sources in order to avoid the need for more storage capacity.

The transmission line for the main water reservoirs travels down Riverside Avenue to Crescent Avenue. It serves as a main transmission line to and from the reservoirs. It also provides service to a few of the adjacent properties in the area. When one or more of the wells are not turned on and there is a large demand on the system, pressures to these properties drop to unacceptable levels.



## **STORM WATER MANAGEMENT**

The City of Sunnyside operates and maintains a storm water collection system in the downtown area. A number of drywells also exist throughout the city to handle runoff in specific areas. The storm sewer system is designed to handle runoff from a 25-year magnitude storm. In the past, numerous catch basins within the storm sewer system were connected to the sanitary sewer system. This resulted in significant increases in wastewater flows during storms. This situation has largely been corrected. Flow from the storm sewer system is into a drainage ditch operated by Drainage District #3.

## **WASTEWATER COLLECTION, TREATMENT & DISPOSAL**

The wastewater collection, treatment, and disposal system of the City of Sunnyside is composed of two distinct systems. One system is owned and managed by the City of Sunnyside and collects largely residential and commercial wastewater. Few industries are connected to this system. The second system is owned and managed by the Port of Sunnyside and collects industrial wastewater. Both systems are described below.

### **MUNICIPAL WASTEWATER COLLECTION AND DISPOSAL SYSTEM**

Information on the municipal wastewater collection and disposal system is taken from information presented in the 2003 update to the Comprehensive Sewer Collection System Plan prepared by Anderson Perry & Associates. Information was also taken from the previous Comprehensive Sewer Plan. These plans are incorporated by reference.

The initial portions of the present sewage treatment plant were constructed in 1946. The plant consisted of a comminution station, a combination primary-secondary clarifier, a trickling filter, a control house and a digester. This plant was capable of a degree of treatment between primary and secondary, removing approximately 50 and 70 percent of the influent BOD and suspended solids, respectively.

The plant was first modified in 1958 to provide secondary treatment to the standards of that era. The combination clarifier was used as a primary clarifier and a new secondary clarifier was added. The original trickling filter was utilized as a primary filter and an identical unit was constructed to serve as a secondary filter. An additional digester was also constructed during this expansion. The original chlorine contact tanks and comminutor station were abandoned and new units constructed. This plant expansion raised the degree of treatment to removal of 80 to 85 percent of BOD and 70 to 90 percent of suspended solids.

A second modification to the wastewater treatment plant was completed in 1971. It consisted of modification to the headworks to decrease grit carry-over to digesters, an increase in recirculation to make maximum utilization of existing filter capacity, an increase in the capacity of the chlorine contact tank, the addition of new chlorine control equipment, and the expansion of the laboratory building.

The existing wastewater treatment plant consists of a trickling filter/solids contact type of wastewater treatment. Treated wastewater is then emptied into a drainage ditch operated by Drainage Improvement District #3 which in turn empties into the Sulphur Creek Wasteway and eventually the Yakima River. Sludge stabilization occurs through anaerobic digestion within a sludge storage lagoon. Biosolids are dewatered in drying beds. Biosolids are then disposed of through liquid application of the sludge on agricultural land. It is estimated that 250 dry tons of biosolids were produced at the Sunnyside Treatment Plant in 1990. This plant provides treatment for residential, commercial, and a limited number of industries. The majority of industry within the City of Sunnyside utilizes the Port of Sunnyside industrial wastewater treatment facilities.

The 1977 Wastewater Facilities Plan for the City of Sunnyside identified existing facilities and needs. Between the years of 1985 and 1995, many of those recommended improvements to the Treatment Plant have been made. They included such things as biosolids temporary storage reservoir, new digester, new distribution arm on clarifier, new chlorine injection system and contact chambers as well as upgrading the general appearance of the facility and constructing a maintenance shop.

Current upgrades to the wastewater treatment plant include refurbishing two existing primary clarifiers with new internals, new intermediate pump station, two new aeration basins with blowers, two new secondary clarifiers, new RAS/WAS/scum pumping facilities, new post aeration basins, new ultraviolet light disinfection building, converting existing chlorination building into new gravity belt thickening building, new plant water pumping station, new operations building, electrical and instrumentation / control work including emergency generator, new parking, roads, drainage, gates, fencing, and landscaping.

This wastewater treatment facility meets all current DOE standards and is operating at approximately fifty percent (50%) of design capacity.

## **COLLECTION AND CONVEYANCE**

The City of Sunnyside's collection and conveyance system generally consists of gravity sewers although four lift stations operate within the sewage collection system. Mainline sewer ranges from 6 inches to 24 inches in size. The system is generally in good condition, with acceptable levels of infiltration and inflow. Trunk mains are generally of adequate capacity. The system consisted of approximately 34 miles of mainline in 1977.

The first sewers were installed in 1927 in the downtown area. The pipes were composed of either vitrified clay or concrete pipe with mortar joints. A major expansion of the system took place in 1949 using concrete pipe with mastic joints. In 1972, another expansion took place within the outskirts of the city, using asbestos-cement pipe.

Some of the early sewer mains were constructed with underdrains. The underdrains facilitated the construction and maintenance of mainline sewers by lowering the groundwater table. In some areas, catch basins were also connected to the underdrains, so that the underdrains also served as limited storm sewers. Two problems have existed with the system of underdrains in the past. Some of the underdrain was laid with a relatively mild slope and thus some plugging problems were experienced. A second problem occurred in that areas served by sanitary sewers and underdrains often shared a common manhole. The potential existed for overflow of either line into the other when particularly high flows existed. Approximately 19 manholes of this type existed in the downtown area. Both of these problems have largely been corrected.

Improvements over the last ten years have corrected the majority of problems noted above.

### **MUNICIPAL TREATMENT PLANT SITE**

The City of Sunnyside's sewage treatment facilities are located on approximately 5 acres in the southeast portion of City. The majority of the site is occupied by a series of clarifiers and trickling filters. After it is treated, sludge passes out of this wastewater treatment equipment and is dewatered and dried in a series of drying beds.

Sludge is estimated to accumulate at the rate of 250 dry tons per year within Sunnyside's lagoon/drying bed system (City of Sunnyside Sludge Management Plan, November 1990). Accumulated materials are disposed of through agricultural land application.

Discharge of treated effluent is into a Drainage Improvement District #3 drain. From there it flows into the Sulfur Creek Wasteway and eventually into the Yakima River.

### **PORT OF SUNNYSIDE INDUSTRIAL WASTEWATER COLLECTION AND DISPOSAL SYSTEM**

The Port of Sunnyside first constructed a wastewater treatment facility in 1973 to handle industrial wastewater discharged from local food processors and future industrial development. The initial facility was developed for land disposal of the wastewater by spray irrigation. This wastewater treatment facility consisted of a 5,700 foot long 12 inch diameter industrial wastewater interceptor pipeline, an equalization lagoon, two storage lagoons, a pump house, and a 55 acre sprayfield.

In 1975, the interceptor pipeline was extended by 7,100 feet and two additional sprayfields totaling 180 acres were added. Since 1976, another two sprayfields have been added and the original sprayfield has been converted into an industrial park. As of October 1991, the current sprayfield area totaled 305 acres. Between 1990 and 1995 the Port of Sunnyside has installed a forty (40) acre storage lagoon, additional pump

station, spray field, and has rebuilt the original storage lagoons to meet EPA and DOE regulations.

The basic wastewater treatment method is land application which uses the soil, soil bacteria and growing crops for the removal of organic materials and nutrients from the industrial wastewater. The wastewater is stored in the equalization lagoon for the time required to equalize differences in influent and effluent pumping rates. Enzymes are added to the wastewater to assist in the breakdown of the organic materials so that no sludge remains. Aqua ammonia is also added to promote microbial activity and to reduce objectionable odors associated with low pH conditions.

The composition of industrial wastewaters generated in 1988 was as follows: 75.3 percent of the wastewater came from fruit and vegetable processing; 7.1 percent from fruit and vegetable packing; 0.6 percent from milk processing; and 17.0 percent from P.V.C. pipe manufacturing. The Port of Sunnyside receives only industrial wastewaters. All sanitary sewage is discharged to the City of Sunnyside sewage system.

## **DISCHARGE PERMIT**

The existing industrial wastewater treatment facility is operating under an industrial waste discharge permit application received by the Washington State Department of Ecology on July 18, 1989. The permit includes spreading sludge solid waste on the fields and land application by sprinkler irrigation of up to 2.4 million gallons per day of industrial wastewater. The vast majority of wastewater allowed under the permit is process wastewater. Approximately 10 percent of the wastewater allowed under the permit may be cooling water discharge. Negligible amounts (4/1000 of a percent) of sanitary waste are allowed within the scope of the discharge permit.

## **FUTURE WASTEWATER DEMAND- Municipal Wastewater**

The facilities proposed in the 1977 City of Sunnyside Wastewater Facilities Plan were based on a design population of 12,000 in the year 2000. Sunnyside is working with local industry to control and monitor these flows and is working to implement conservation measures in order to extend the useful life and capacity of this facility. Many industries which previously used the City's wastewater treatment facilities have now connected to the Port of Sunnyside's industrial wastewater treatment facility which has lessened demand on the City's facility considerably. As of 2005 the City of Sunnyside's municipal wastewater facility is at fifty percent (50%) capacity.

## **WASTEWATER SYSTEM IMPROVEMENTS**

In a 2003 update to the Comprehensive Sewer Collection System Plan, Anderson Perry & Associates outlined a series of recommendations for the sewer collection system. These recommendations were developed after reviewing previous updates to the Comprehensive Sewer Plan by Brown and Caldwell.

The wastewater treatment plant underwent significant upgrade during 1992 and 1993. This included construction of a new sewer lift station at the treatment plant. Replacement and oversizing of existing sewer pipe which leads to the treatment plant is currently recommended.

The treatment plant is currently undergoing significant upgrades which will bring the plant into compliance with new EPA guidelines.

In addition to this work, it is also recommended that various lift station improvements be made in several locations within the collection system.

## **SOLID WASTE COLLECTION & DISPOSAL**

Solid waste collection is provided by the City of Sunnyside through a contract with Yakima Waste Systems. Yakima Waste Systems currently hauls this waste to either the Lower Valley Transfer Station or Cheyne Road Landfill.

The Cheyne Road Landfill currently serves the cities of Grandview, Mabton, Sunnyside, Toppenish, Wapato and Zillah, the towns of Granger and Harrah, Yakima Waste Systems, Country Garbage Service, agricultural firms, construction and food processing businesses, self haul businesses, and private residences. The current solid waste collection system in Yakima County provides adequate service for the County now and for the next 6 years. It is estimated that the planning area's population will increase by 34.6-percent from 2000 to 2021. Municipalities providing their own service and private haulers within the county should be able to adequately expand to meet this growth. Therefore, the current collection system can handle the County's present and future needs for solid waste collection.

## **RECYCLING**

Recycling is becoming an increasingly important aspect of waste disposal. The Washington State Department of Ecology maintains guidelines for local solid waste management plans which require the definition of urban and rural service zones for residential recycling collection services. Yakima County through the development of the Yakima County Solid Waste Management Plan has defined urban and rural service zones using the U.S. Census Urbanized Area boundary. Areas defined as urban must put in place household collection programs ("curbside recycling") or must put in place alternative programs which exceed the waste diversion anticipated from a curbside recycling program. Areas defined as rural are required to have at least one recycling drop-off site for every 5,000 to 10,000 population, including drop-off sites at all disposal facilities. Recycling collection efforts must target; certain types of plastics and glass; aluminum, non-ferrous metals, and tinned cans; cardboard, newspaper, and magazines; motor oil and vehicle batteries; and yard debris.

The City of Sunnyside and its urban growth area are outside of the U.S. Census Urbanized Area (i.e., the Yakima, Selah, and Union Gap urban area) and are therefore

classified as rural for the purpose of recycling collection. The transfer station facility serves the Sunnyside area as a drop-off point for household recycling and also collects yard debris for recycling.

## **PUBLIC EDUCATION FACILITIES**

Educational services for the city are provided by the Sunnyside School District No. 201. See Table 11 (Sunnyside Area School Facilities). The school district covers an area north of the Yakima River to Rattlesnake Ridge generally between Dekker Road and the east line of Yakima County north of Factory Road. South of Factory Road the Sunnyside School District lies generally west of Waneta Road north of Forsell Road and west of Midvale Road south of Forsell Road. The Outlook Elementary School is the only major facility within the school district which lies outside of the City of Sunnyside. Outlook Elementary School lies within the unincorporated community of Outlook about 2.5 miles west of Sunnyside.



Table 11. School Facilities

SCHOOL FACILITIES				
Name of School	Address	Grades	Teachers	Enrollment
Public Schools: Sunnyside School District				
Chief Kamiakin Elementary	1700 E. Lincoln Ave., Sunnyside	5 - 6	44	917
Outlook Elementary	3800 Van Belle Road, Outlook	K - 4	38	660
Washington Elementary	800 Jackson, Sunnyside	K - 4	52	920
Pioneer Elementary school	2101 E. Lincoln Ave., Sunnyside	K - 4	50	837
Harrison Middle School	16th and Harrison Ave., Sunnyside	7 - 8	44	812
Sierra Vista Middle School	916 N 16 <sup>th</sup> Street	6 - 8	37	665
Pride Alternative H.S.	105 S. 9th Ave., Sunnyside	9 - 12	6	158
Sunnyside High School	16th and Edison Ave., Sunnyside	9 - 12	60	1,347
Private Schools				
Apostolic Christian Academy	1510 E Lincoln Ave., Sunnyside	K - 8	6	60
Calvary Lutheran	11th and Harrison Ave., Sunnyside	Pre - K	2	99
Sunnyside Christian Elementary	811 North Ave., Sunnyside	K - 8	15	189
Sunnyside Christian High School	1820 Sheller Road, Sunnyside	9 - 12	8	97
Trinity Reformed Christian School	9th and Lincoln, Sunnyside	2-8	2	12

Source: nces.ed.gov 2003-2004.

College classes are available through the Yakima Valley Community College at one of their two main facilities in Yakima and Grandview or at one of their satellite teaching locations in Toppenish or Sunnyside. Classes are also available through Heritage College in Toppenish or through Columbia Basin College in Pasco.

A variety of classes are also offered in Sunnyside by various agencies and non-profit entities which provide services to specific individuals and groups.

## PARKS AND RECREATIONAL FACILITIES

Local parks and recreation facilities are provided by the City of Sunnyside. Informal recreational opportunities are available at the playfields of the Sunnyside School District #201. Table 12 (Parks and Recreational Facilities) lists and describes the type of parks and recreation facilities within the city.

**Table 12. Parks and Recreational Facilities**

	CENTRAL	KIWANIS YOUTH	RAILROAD	SENIOR CENTER	SOUTH HILL	UPLAND	VETERANS MEMORIAL	SUNNYVIEW	LOWER VALLEY PATHWAY	DENNY BLAINE
<b>Total Site Acreage</b>	6.90	3.50	0.25	1.50	17.60	1.00	0.30	30.00	-	-
<b>Baseball/Softball Fields</b>	N/A	1	N/A	N/A	4	N/A	N/A	4	N/A	No
<b>Football/Soccer Fields</b>	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A	No
<b>Open Play Fields</b>	N/A	N/A	N/A	N/A	1	N/A	N/A	Yes	N/A	No
<b>Swimming Pools (outdoor)</b>	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
<b>Training Pools</b>	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No
<b>Tennis Courts</b>	N/A	N/A	N/A	N/A	4	N/A	N/A	N/A	N/A	No
<b>Hard Court (basketball, skate park, etc.)</b>	N/A	N/A	N/A	N/A	2	1	N/A	1	N/A	1
<b>Picnic Shelters</b>	No	1	No	No	1	No	No	2	N/A	No
<b>Picnic Tables</b>	38	5	N/A	N/A	14	2	N/A	25	N/A	No
<b>Restrooms</b>	Yes	Yes	No	Yes	Yes	No	No	2	N/A	No
<b>Fitness/Jogging Course</b>	Yes	No	No	No	No	No	No	No	1994	No
<b>Playground Equipment</b>	Yes	Yes	No	No	Yes	Yes	No	Yes	No	No
<b>Handicapped Access</b>	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
<b>Horseshoe Pits</b>	N/A	N/A	N/A	N/A	18	N/A	N/A	N/A	Yes	No
<b>Trails</b>	No	No	No	No	No	No	No	Yes	Yes	No
<b>Predominantly Greenspace</b>	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No
<b>On-Site Parking Spaces</b>	107	9	0	7	92	0	0	200	0	0
<b>Off-Site Parking</b>	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes

Source: on-site observation



## **POLICE & FIRE PROTECTION**

Sunnyside has a full-time Fire Chief, 15 full-time employees and 26 volunteer/reserve firefighters. The City owns 3 pumper fire trucks, 1 pumper fire truck jointly with Yakima County Fire District #5, 2 command vehicles, 3 fully equipped ambulances and 1 support vehicle (air bottle refills). As with other departments within the Lower Valley, the City of Sunnyside has an interlocal agreement with Fire District #5 for mutual aid services. The City has its own fire insurance on facilities and much of the Department is cross trained and Hazmat certified.

Fire District No. 5 serves the urban growth area for Sunnyside. Both use and operate out of the fire station, which is located within the City of Sunnyside. The City of Sunnyside owns the building to the south and Fire District No. 5 owns the building which is located between the Sunnyside Fire Station and the city parking lot east of the post office.

Sunnyside has adequate water and hydrants to ensure safety against fire for the residents of the city.

The City of Sunnyside has a rating of 5 with the Washington State Fire Rating Bureau. Fire District No. 5 has an average rating of 8 with the Washington State Fire Rating Bureau. The range for rating of fire districts is from 1 to 10, with 1 being the highest rating. Many factors are built into the criteria used to establish these ratings, including examining the water system - size of water mains, water pressure, storage capacity and capability, the age of the fire fighting equipment and pumper trucks, etc.

Police protection is provided by the City of Sunnyside within the city limits and the Yakima County Sheriff's Office for the remainder of the Sunnyside urban growth area. Police service is provided by Sunnyside's police department consisting of 26 full-time police officers, including a full-time Police Chief, Deputy Chief and 6 sergeants and 16 reserve officers. The State Patrol has an office in Sunnyside with 7 officers who patrol the state and interstate highways in east Yakima and west Benton Counties. The city, county and state have a mutual aid agreement for protection services.

## **MEDICAL & EMERGENCY FACILITIES**

Sunnyside operates an ambulance. The firefighters are trained and equipped to provide emergency medical services for victims of trauma or severe medical problems. The fire department cross trains their staff to provide a high level of service for the community very cost effectively. The firefighter staff is trained in EMS at the following levels: 6 Firefighter/Paramedics, 2 Firefighter/EMT Intermediate, 6 Firefighter/Airway/IV Tech, 17 Firefighter/EMT Basic, 7 Firefighter/Advanced First Aid, 3 Firefighter/1st Responders.

## **AMBULANCE SERVICE**

The Sunnyside Fire Department provides first response to all aid calls within the City and surrounding area. If needed, services can also be provided by American Ambulance and Yakima Medic 1. American ambulances are located in Prosser and Grandview, Medic 1 ambulances come from Toppenish and Yakima, and Sunnyside Fire Department ambulances from Sunnyside. This system of providing emergency medical care works well, with city firefighters also providing the first aid at the scene.

## **MEDICAL SERVICES**

Residents of Sunnyside utilize Sunnyside Community Hospital, a 38 bed facility, located in Sunnyside. The City of Yakima and the Tri-Cities both have multiple hospitals with a variety of specialties. Sunnyside has 26 physicians and 7 dentists within the city.

## **CORRECTIONS**

There are no long-term correctional facilities located within Sunnyside's city limits or UGA. Nearby long-term correctional facilities are located in Yakima. The City of Sunnyside operates a law and justice center which provides short-term correctional facilities.

## **CAPITAL FACILITIES FINANCING - FUNDING SOURCES**

### **Local Funding Sources**

Local funding sources for capital facilities include multipurpose revenue sources: local property, sales, use and excise taxes. For smaller projects, these sources may be used directly, while for larger projects, they may be used as grant matching funds, or as debt repayment for bonds and loans.

In addition, special taxes and fees are available for the construction of various types of capital facilities. Like the multipurpose revenue sources, they may be used either directly or as funds to match grants or repay debt. Examples include fuel taxes, vehicle license fees, street utility charges, road impact fees, sewer user fees, solid waste user fees and special assessments, storm drain utility fees, and water user fees.

### **Grants, Loans, and Other Financial Tools**

Grant and loan programs available to local governments for capital facilities include the public works trust Fund, the Centennial Clean Water Fund, the State Revolving Loan Fund, Department of Health Water Grants, Farmers Home Administration Community Facilities Program, Farmers Home Administration Water and Waste Development Program, Aquatic Land Enhancement Account (ALEA) grants, and Outdoor Recreation Grant-in-Aid Funding, among others.

### **Long-Term Bonded Debt**

General obligation bonds are backed by the value of properties within the jurisdiction, the city's "full faith and credit." Revenue bonds are backed by the revenue received from the project that the bonds helped to fund, and are commonly used for utility improvements where the bonds are repaid out of utility charges. Special assessment bonds (Local Improvement Districts, Road Improvement Districts, and Utility Local Improvement Districts) are repaid by assessments against the properties benefited by the improvements.

The Washington Constitution places limits on the amount of bonded indebtedness that any city may incur. A city may incur general purpose indebtedness up to 1.5% of its current taxable property value without a vote of the people. The city may incur debt, for general purposes with a 3/5 vote of the people, up to 2.5% of its taxable property value. This 2.5% limitation includes the non-voted capacity of 1.5%. In addition to the general purpose indebtedness a city may incur, with a vote of the people an additional 2.5% (total of 5.0%) of indebtedness for utility purposes, such as capital improvements to water, sewer, and light facilities. In addition to the general purpose and utility debt a city may incur, an additional 2.5% (total of 7.5%) of indebtedness is available for open space and park facilities.

### **Other Capital Facilities Funding Sources**

Appendix C describes these and other funding sources for various types of capital facilities, including restrictions on their use.

## **SIX YEAR CAPITAL FACILITIES PLAN**

Capital improvement projects recommended in the 2004 Comprehensive Water Plan Update, the 1994 Comprehensive Sewer Collection System Plan Update, and the City of Sunnyside Comprehensive Plan for Parks and Recreation, and the Six Year Transportation Improvement Program 2006 to 2011, forms the basis of the City's Capital Facilities Finance Plan. These planning documents recommend projects, provide cost estimates, identify potential funding sources and timelines for completion. Each of the documents mentioned above are incorporated by reference.

## **GOALS AND POLICIES**

This section presents the capital facilities goals and policies for the City of Sunnyside.

### **GOAL 1:**

**To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.**

- Policy 1.1      Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.
- Policy 1.2      Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services, and to discourage rural development from becoming urban in nature outside of the urban growth boundary.
- Policy 1.3      Planning for future capital facilities will be coordinated with the Land Use and Transportation Elements of the Comprehensive Plan.

### **GOAL 2:**

**Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service standards below locally established minimum standards.**

- Policy 2.1      New urban development shall be encouraged to locate first, within the City limits and second, within the urban growth area where municipal services and public facilities are already present.
- Policy 2.2      Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by essential public services without reducing the levels of service elsewhere.

### **GOAL 3:**

**To facilitate planned growth through combined services.**

- Policy 3.1      To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such

combinations implement efficient, cost effective delivery of such services.

**GOAL 4:**

**Coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the City.**

- Policy 4.1      Coordinate land use and public works planning activities with an ongoing program of long-range financial planning, in order to conserve fiscal resources available to implement the capital facilities plan.
- Policy 4.2      Public facilities and utilities shall be located to: a) maximize the efficiency of services provided; b) minimize their cost; and c) minimize their impacts on the natural environment.
- Policy 4.3      The City will encourage economic growth while maintaining quality development and controlling the cost of public improvements in its urban growth area.
- Policy 4.4      If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.
- Policy 4.5      Within the UGA, urban services shall be required when economically feasible. When services are not economically feasible, covenants should be used to require connections to those services when they become available.
- Policy 4.6      The City will not preclude the siting of essential public facilities, however, it shall enforce its comprehensive plan and development regulations to ensure reasonable compatibility with other land uses.

**GOAL 5:**

**Expand the range of active recreational opportunities for the citizens of Sunnyside to the fullest extent possible.**

- Policy 5.1      Use preference identification as a basis for identifying what facilities are most needed in the community and as a basis for the development of capital programming.

- Policy 5.2     The City will encourage multiple use of public facilities which could be used for day care, youth facilities, senior activities, meetings and other functions.

**GOAL 6:**

**Promote coordinated planning and balanced delivery of services among federal, state, county, municipal and tribal governments especially in areas of overlapping influence such as urban growth areas.**

- Policy 6.1     The City will coordinate with those agencies providing social services in the City. The City recognizes that changes in population will affect these services and require planning of appropriate services. The agents managing these facilities (local government, education, churches, emergency services and the library), need to work with the City to incorporate their future plans.

- Policy 6.2     Coordinate city and county utility plans.

- Policy 6.3     Determine funding options for future city and county utility needs.

**GOAL 7:**

**Ensure the protection of groundwater from sources of contamination.**

- Policy 7.1     Provide sufficient treatment to ensure that the discharge of wastewater meets state and federal standards applying to surface and groundwater.

- Policy 7.2     Protect local groundwater supplies by increasing the awareness of local residents about the appropriate disposal techniques for hazardous materials.

**GOAL 8:**

**Identify future needs and promote increased water supplies through coordinated development and conservation efforts.**

# Chapter 4

## Transportation Element

## **INTRODUCTION**

### **PURPOSE**

The Transportation Element considers the movement of people and goods in relation to existing land use and to the desired future development pattern as stated within the Land Use Element. The Transportation Element considers both motorized and non-motorized forms of transportation and private and public means of transportation. The Transportation Element also coordinates the needs of the local transportation system with the transportation network of adjoining jurisdictions and the larger region.

### **GROWTH MANAGEMENT ACT REQUIREMENTS**

The goal of the Growth Management Act (GMA) is to encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with city and county comprehensive plans. The City of Sunnyside's transportation element must be consistent with the regional transportation plan established by the Regional Transportation Planning Organization (RTPO) for Yakima County. The transportation element must also implement, and be consistent with, the city's land use element.

The Growth Management Act requires that communities apply the concepts of consistency and concurrency when discussing transportation issues. Consistency means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system. Consistent features and elements of the plan are compatible to the extent that they can co-exist and not preclude the accomplishment of other features or elements.

Concurrency means that adequate capital facilities are available when the impacts of development occur or within six years of such development. Within the Growth Management Act, concurrency is required for transportation impacts affecting arterial streets and transit routes. (It may optionally be applied to other roadway classifications and to capital facilities).

The Growth Management Act requires that the transportation element include discussion on the following topics:

- ❖ land use assumptions used in estimating travel;
- ❖ facilities and service needs, including;
- ❖ an inventory of air, water, and land transportation facilities and services, including transit alignments, to define existing capital facilities and travel levels as a basis for future planning;



- ❖ level of service standards for all arterials and transit routes to serve as a gauge to judge performance of the system. These standards should be regionally coordinated;
- ❖ specific actions and requirements for bringing into compliance any facilities or services that are below established level of service standard;
- ❖ forecasts of traffic for at least ten years based on the adopted land use plan to provide information on the location, timing and capacity needs of future growth;
- ❖ identification of system expansion needs and transportation system management needs to meet future demands.

Finance, including:

- ❖ an analysis of funding capability to judge needs against probable funding resources;
- ❖ a multi-year financing plan based on the needs identified in the comprehensive plan, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems;
- ❖ if probable funding falls short of meeting identified needs, a discussion of how additional funding will be raised or how land use assumptions will be reassessed to ensure that level of service standards will be met;
- ❖ intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land assumptions on the transportation systems of adjacent jurisdictions; and
- ❖ demand-management strategies.

Communities with adopted level of service standards must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include increased public transportation service, ride sharing programs, demand-management, and other transportation systems management strategies.

## **APPLICABLE COUNTYWIDE PLANNING POLICIES**

Countywide planning policies must be considered and incorporated into the transportation element for the plan to achieve "interjurisdictional consistency." The following countywide planning policies apply to discussion on the transportation element:

1. The capital facilities, utilities, and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources. (B.3.4., also RCW 36.70A.070(3)(c)(d)).
2. Major public capital facilities that generate substantial travel demand should be located along or near major transportation corridors and public transportation routes. (C.3.4.)
3. The multiple uses of corridors for major utilities, trails, and transportation right-of-way is encouraged. (C.3.6.)
4. Local jurisdictions will coordinate transportation planning efforts through the Yakima Valley Conference of Governments, which is designated as the Regional Transportation Planning Organization (RTPO). This regional coordination will assure that an assessment of the impacts of each transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions conducted and conflicts prevented. (D.3.5.)
5. Each interlocal agreement will require that common and consistent development and construction standards be applied throughout the urban growth area. These may include, but not be limited to, standards for streets and roads, utilities, and other infrastructure components. (F.3.5.)

## **RELATIONSHIP TO OTHER ELEMENTS**

The transportation element must be consistent with other elements of the comprehensive plan. It must support the desired development pattern and desired growth rates and in turn, the transportation element's goals and objectives must be in harmony with and supported by the land use element, capital facility element, housing element and other portions of the plan. The transportation element must support the concurrent development of transportation facilities as growth occurs.

## **TRANSPORTATION NETWORK CHARACTERISTICS**

### **ROADS AND STREETS**

The Sunnyside area is served by a network of roadways and streets. Roadways and streets within the City of Sunnyside are categorized under the Federal Urban Arterial Classification System. In surrounding unincorporated Yakima County, roadways and streets are categorized under the Federal Rural Arterial Classification System.

The major streets and roadways serving the City of Sunnyside are the Yakima Valley Highway, Edison Avenue, Lincoln Avenue, Sixth Street, Sixteenth Street, North Avenue, Scoon Road, SR-241/Waneta Road, and Midvale Road/1st Street.

Most of the City of Sunnyside's local streets are paved. Residential streets have paved driving lanes and some have dirt or gravel parking lanes. Retail core area streets are paved curb to curb, most with angle parking on both sides of streets. Street right-of-way varies throughout City from 20 feet to 60 feet in width.

Yakima Valley Highway is an entry corridor into the City of Sunnyside on both the east and west sides of town and provides areas for a nice entry to town as well as a concentrated commercial corridor. I-82 is the primary access to Sunnyside. I-82 passes through the City of Yakima to the northwest and connects to I-90 at Ellensburg. From I-90 at Ellensburg, the City of Seattle is approximately 2 hours to the west and the City of Spokane is approximately 3 hours to the east. I-82 also passes through the Tri-Cities to the southeast to connect to with I-84 near Hermiston, Oregon. Portland is approximately 3 hours to the west of this intersection. Boise, Idaho is approximately 3 hours to the east of this point. State Route 241 also provides important regional access to the City of Sunnyside. SR-241 travels north to connect with Highway 24 and provide access to the Hanford Nuclear Reservation at the west gate. The Yakima Valley Highway provides an important link between the City of Sunnyside and the City of Grandview, two of the Yakima Valley's largest cities. Other roadways which connect with Sunnyside serve the large areas of agricultural land which surround the City.

### **RAIL FACILITIES AND LOCATIONS**

The Sunnyside area is served by the Washington Central Railroad which took over the Union Pacific and Burlington Northern rail lines in Yakima County. Much of the former Union Pacific rail line within the Lower Yakima Valley has been abandoned. That portion of the old Union Pacific rail line within the City of Sunnyside has been left intact. Access to this remaining line is from the interconnecting Washington Central (former Burlington Northern) spur between Prosser and Zillah. This spur connects with Washington Central's main line at Prosser. The main line of the Washington Central railroad (formerly BN rail line) follows the SR-22 corridor within the Sunnyside area. To the north of SR-22, the main line for the Washington Central railroad follows the SR-821 corridor through the Yakima River Canyon from Kittitas County and into the Upper Yakima Valley area and the City of Yakima. The line travels south through the Lower

Yakima Valley parallel with SR-97 to Toppenish connecting with SR-22 at this point. To the south, the Washington Central Railroad parallels SR-22 to Prosser and travels southeast to the Tri-Cities.

## **AIRPORTS**

A general aviation airport is located at the City of Sunnyside. A general aviation airport normally serves non-scheduled private flights, whether related to business or recreation. They do not include scheduled commercial flights by passenger or cargo aircraft.

Sunnyside Municipal Airport is owned by the City of Sunnyside. It consists of a single asphalt runway 3,543 feet in length by 60 feet in width. The airport maintains a Low Intensity Runway Lighting System (LIRL). It is estimated that 12 general aviation aircraft were based at Sunnyside Municipal Airport in 2005. By the year 2009, a total of 20 general aviation aircraft are anticipated to be based at the airport. In 2005, it is estimated that 24,090 take-offs and landings occurred at Sunnyside Municipal Airport. Of this total, 6,022 are attributed to local aircraft operations and 18,068 are attributed to itinerant aircraft operations. By 2020, the number of take-offs and landings are anticipated to increase to 26,695. The Sunnyside Municipal Airport is a non-instrument airport relying upon beacon for aid in navigation.

Two commercial service airports are located within 40 to 50 minutes of the City of Sunnyside. They are located at Pasco/Tri-Cities and Yakima. These airports serve as commercial nodes for passenger and cargo aircraft. Both airports have at least one runway over 7,000 feet long which can accommodate most types of aircraft. They also serve private flying for business or recreation.

The Yakima Air Terminal is owned by Yakima County and the City of Yakima. It consists of two main runways, both of which have an asphalt surface. The first runway is 7,603 feet in length and 150 feet wide. It uses a High Intensity Runway Lighting System (HIRL). The second runway is 3,835 feet in length and 150 feet wide. The second runway uses a Medium Intensity Runway Lighting System (MIRL). The Yakima Air Terminal is an instrument airport utilizing a number of landing and navigational aids.

The airport at Yakima has been designated as a Port of Entry for a Foreign Trade Zone. In 2004, the Yakima Air Terminal enplaned 54,846 passengers on departing commercial flights. Based on a 2005 estimate, 134 private general aviation aircraft are based at this airport and the airport averages 136 flights a day, about 100 of which are local or transient oriented.

Between 1990 and the year 2020, the total enplanements per year at the Yakima Air Terminal are estimated to grow at 4.8% per year. This average annual growth rate would result in 260,009 total enplanements in the year 2020. Enplanement forecasts by the Washington State Air Transportation Commission range from a low of 180,556 enplanements in the year 2020 to a high of 375,734 enplanements in this same year.

Between 1990 and the year 2020, the handling of air freight is expected to increase 4.2% per year. This average annual growth rate would result in 402 metric tons of air cargo being handled at the Yakima Air Terminal in the year 2020.

Without expansion, the Yakima Air Terminal is anticipated to be at 60% of its annual service volume capacity in the year 1999 and 100% of its capacity in the year 2018.

The Tri-Cities Airport is owned by the Port of Pasco. It consists of three main runways, all of which have an asphalt surface. The first runway is 7,700 feet in length and 150 feet wide. It uses a HIRL.

The second runway is also 7,700 feet in length and 150 feet wide. The second runway uses a MIRL. The third runway is 4,425 feet in length and 75 feet wide. The third runway is not lighted. The Tri-Cities Airport is an instrument airport utilizing a number of landing and navigational aids.

In 2004, the Tri-Cities Airport at Pasco enplaned 218,546 passengers on departing commercial flights. It is estimated that an average of 32 commercial flights departed daily from the airport. Each departing commercial flight enplaned an average of 8 passengers. In 1990, the Tri-Cities Airport handled 447 metric tons of air cargo. Based on a 2005 estimate, 111 private general aviation aircraft are based at this airport.

Between 1990 and the year 2020, the total enplanements per year at the Tri-Cities Airport are anticipated to grow at 3.9% per year. This average annual growth rate would result in 473,623 total enplanements in the year 2020. Enplanement forecasts by the Washington State Air Transportation Commission range from a low of 331,536 enplanements in the year 2020 to a high of 615,710 enplanements in this same year.

Between 1990 and the year 2020, the handling of air freight is expected to increase 4.5% per year. This average annual growth rate would result in 1,665 metric tons of air cargo being handled at the Tri-Cities Airport in the year 2020.

## **PUBLIC TRANSPORTATION**

Currently, fixed route bus service is not provided within the Sunnyside area. Demand response transportation services are provided for eligible elderly and handicapped citizens by People for People Transit Elderly and Handicapped, a private non-profit organization. Demand response transportation service allows users of this service to call ahead to arrange for transportation services at an agreed upon day and time. These transportation services are provided to elderly persons for trips involving nutrition, medical attention, and shopping. They are also provided to Medicaid clients only for Medicaid related travel. Other citizens of the Sunnyside area do not have access to any form of public transportation other than private for-hire taxi service.

## **ROADWAY CHARACTERISTICS**

This section examines Sunnyside area roadways more closely.

The City of Sunnyside has 54 miles of roadway within the city limits. Many additional miles of roadway exist within the adjacent urban growth area.

### **FUNCTIONAL CLASSIFICATION**

The streets and roadways in the Sunnyside area do not function independently, but rather form a network through which traffic flows. Roads within the network serve two primary functions: 1) mobility to move traffic, goods, and people from one location to another quickly and efficiently; and 2) to provide access to parcels of land. The primary purpose of arterial streets is to provide mobility. Land access from arterial streets is secondary and numerous access points along an arterial may serve to impede its mobility function. A local streets primary purpose is to provide access to surrounding parcels of land. Mobility is secondary. Collector streets provide both land access and mobility, and link arterial and local streets.

Roadways are classified as either rural or urban depending on the population of the City. If a city is 5,000 persons or greater then its roadways are classified as urban. With a 2000 census population of 13,905 persons, the City of Sunnyside is classified as an urban area for the purposes of transportation planning. Table 13 (Urban Roadways Within the City Limits and Sunnyside Urban Area (DOT) shows the functional classification of urban roadways within the City of Sunnyside and the Sunnyside Urban Area (as defined by the Washington State Department of Transportation (DOT) and used for the purposes of transportation planning and funding).

Unincorporated areas and cities and towns of less than 5,000 persons compose the area classified as rural for the purposes of transportation planning. Table 14 (Urban Roadways Outside the City Limits and Sunnyside Urban Area (DOT) shows the functional classification of rural roadways within the urban growth area.

The city's functional street classification is defined below. It is based on standards followed by the Washington State Department of Transportation.

#### **Interstate:**

A high speed, high capacity roadway intended exclusively for motorized traffic, with private automobile.

#### **Principal Arterial (Highway):**

A highway connecting major community centers and facilities, often constructed with partial limitations on access through intersections and common driveways. Principal arterials generally carry the highest amount of traffic volumes and provide the best mobility in the roadway network. Since most principal arterials are intra-county, they serve both urban and

rural areas. Regional and inter-county bus routes are generally located on principal arterials as well as transfer centers and park-and-ride lots.

**Minor Arterial:**

A highway connecting centers and facilities within the community and providing some access to abutting properties. The facility stresses mobility and circulation needs over providing specific access to properties. Minor arterials allow densely populated areas easy access to principal arterials, adjacent land uses (i.e., shopping, schools, etc.), and have lower traffic rates than principal arterials.

**Collector Street:**

A highway connecting two or more neighborhoods as well as carrying traffic within neighborhoods. Collectors also channel traffic onto the minor and principal arterials. Typically, they carry moderate traffic volumes, have relatively shorter trip than arterials, and carry very little through traffic. Urban collectors and rural major collectors are the lowest classes of roadway classification eligible for federal funding.

**Local Access Street:**

This category comprises all roadways and streets not otherwise classified. Their main function is providing direct access to abutting properties, sometimes at the expense of traffic movement. Traffic generally moves slowly on these streets and delays are caused by turning vehicles.



Table 13. Roadways Within the City Limits and Sunnyside Urban Area (DOT)

Functional Class	Roadway Name	Start Location	End Location	Number of Lanes	AADT	Estimated Peak Hour Volume (vph) [AADT * 10%]	Idealized Roadway Capacity	Peak Volume Ratio	Level of Service	
Interstate	Interstate 82	West City Limits	Midvale Road	4	11,185	1,119	3,600	0.311	A	
		Midvale Road	East City Limits	4	9,850	985	3,600	0.274	A	
Principal Arterial	None									
Minor Arterial	Edison Avenue	Sixth Street	Sixteenth Street	2	7,231	723	2,000	0.361	A	
		Sixteenth Street	Yakima Valley Hwy.	2	7,136	714	2,000	0.357	A	
	E. Edison Avenue	Yakima Valley Hwy.	East City Limits	2	3,546	355	2,000	0.178	A	
	First Street	Alexander Road	Lincoln Avenue	2	6,619	662	2,000	0.331	A	
	First Street	Yakima Valley Hwy.	North City Limits	2	4,554	455	2,000	0.228	A	
	Scoons Road	Lincoln Avenue	First Street	Sixth Street	2	8,734	873	2,000	0.437	A
			Sixth Street	Sixteenth Street	2	9,176	918	2,000	0.459	A
	Sheller Road	East City Limits	Sixteenth Street	2	1,744	174	2,000	0.087	A	
	Sixteenth Street	North Avenue	Yakima Valley Hwy.	2	4,164	416	2,000	0.208	A	
		Yakima Valley Hwy.	Edison Avenue	2	5,230	523	2,000	0.262	A	
		Edison Avenue	Lincoln Avenue	2	5,390	539	2,000	0.27	A	
		Lincoln Avenue	Madison Avenue	2	5,077	508	2,000	0.254	A	
	Mabton Sunnyside Road	Madison Avenue	I-82	2	4,252	425	2,000	0.213	A	
	Sixth Street	Lincoln Avenue	Harrison Avenue	2	8,936	894	2,000	0.447	A	
		Harrison Avenue	Grant Avenue	2	8,157	816	2,000	0.408	A	
		Grant Avenue	Decatur Avenue	4	8,087	809	2,000	0.405	A	
		Decatur Avenue	Yakima Valley Hwy.	4	8,940	894	2,000	0.447	A	
		Yakima Valley Hwy.	North Avenue	2	3,917	392	2,000	0.196	A	
	Yakima Valley Hwy.	West City Limits	S. First Street	2	7,270	727	2,000	0.364	A	
		First Street	Sixth Street	4	7,224	722	2,000	0.361	A	
		Sixth Street	Sixteenth Street	4	9,485	949	2,000	0.475	A	
		Sixteenth Street	Edison Avenue	4	7,453	745	2,000	0.373	A	
		E. Edison Avenue	East City Limits	4	7,790	779	2,000	0.39	A	
	Urban Collector	Alexander Road	First Street	Sixth Street	2	4,000	400	1,800	0.222	A
Cemetery Road		North Avenue	Beckner	2	1,352	135	1,800	0.075	A	
Eleventh Street		Lincoln Avenue	Edison Avenue	2	776	78	1,800	0.043	A	
		Edison Avenue	North Avenue	2	892	89	1,800	0.049	A	
First Street		Warehouse Avenue	Yakima Valley Hwy.	2	4,336	434	1,800	0.241	A	
Fourth Street		Lincoln Avenue	Harrison Avenue	2	2,610	261	1,800	0.145	A	
Harrison Avenue		Fourth Street	Tenth Street	2	1,682	168	1,800	0.093	A	
		Tenth Street	Thirteenth Street	2	1,893	189	1,800	0.105	A	
		Thirteenth Street	Sixteenth Street	2	1,740	174	1,800	0.097	A	
Grandview Avenue		Swan Road	Riverside Avenue	2	1,412	141	1,800	0.078	A	
		Riverside Avenue	Sunnyside Avenue	2	788	79	1,800	0.044	A	
Lincoln Avenue		Sixteenth Street	Yakima Valley Hwy.	2	2,770	277	1,800	0.154	A	
North Avenue		First Street	Sixth Street	2	2,932	293	1,800	0.163	A	
		Sixth Street	Sixteenth Street	2	3,500	350	1,800	0.194	A	
Riverside Avenue		Grandview Avenue	Sunnyside Avenue	2	1,171	117	1,800	0.065	A	
Sunnyside Avenue		Riverside Avenue	Grandview Avenue	2	1,869	187	1,800	0.104	A	
Stackhouse Avenue		Grandview Avenue	Edison Avenue	2	3,295	330	1,800	0.183	A	
Edison Avenue		Stackhouse Avenue	Sixth Street	2	6,993	699	1,800	0.388	A	
Swan Road		North City Limits	Riverside Road	2	658	66	1,800	0.037	A	
Riverside Road		Swan Road	West City Limits	2	658	66	1,800	0.037	A	
Washout Road		North Avenue	Beckner	2	1,281	128	1,800	0.071	A	
Local Road	All streets and roadways not listed above									



Table 14. Roadways Outside of the City Limits and Sunnyside Urban Area (DOT)

Functional Class	Roadway Name	Start Location	End Location	Number of Lanes	AADT	Estimated Peak Hour Volume (vph) [AADT * 10%]	Idealized Roadway Capacity	Peak Volume Ratio	Level of Service
Interstate	I-82	West City Limits	Exit 63 Interchange	4	11,185	1,119	3,600	0.311	A
		East City Limits	Exit 69 Interchange	4	9,464	946	3,600	0.263	A
Principal Arterial	None								
Minor Arterial	None								
Major Collector	Alexander Road	McLean Road N.	Waneta Road	2	1,757	176	2,400	0.073	A
	Emerald Road	Midvale Road	Snipes Pump Road	2	1,486	149	2,400	0.062	A
	Mabton-Sunnyside Rd	I-82	Alexander Road	2	4,836	484	2,400	0.202	A
		Alexander Road	Tear Road	2	2,000	200	2,400	0.083	A
		Tear Road	Stover Road	2	2,000	200	2,400	0.083	A
	Scoon Road	North City Limits	Van Belle Road	2	3,194	319	2,400	0.133	A
	Sheller Road	Kriner Road	SR 241	2	2,515	252	2,400	0.105	A
		SR 241	Franks Road	2	1,172	117	2,400	0.049	A
		Franks Road	Ray Road	2	1,057	106	2,400	0.044	A
	Van Belle Road	Scoon Road	Maple Grove Road	2	2,190	219	2,400	0.091	A
	Waneta Road	Yakima Valley Hwy.	Alexander Road	2	2,000	200	2,400	0.083	A
		Alexander Road	Tear Road	2	1,285	129	2,400	0.054	A
	Yakima Valley Hwy.	West City Limits	Maple Grove Road	2	6,505	651	2,400	0.271	A
		Maple Grove Road	Exit 63 Interchange	2	6,892	689	2,400	0.287	A
		Waneta Road	Alexander Road	2	7,380	738	2,400	0.308	A
		Alexander Road	Ray Road	2	7,207	721	2,400	0.3	A
		Ray Road	Tear Road	2	6,962	696	2,400	0.29	A
Minor Collector	Alexander Road	Waneta Road	East to End	2	151	15	2,000	0.007	A
	Cemetery Road	North City limits	Woodin Road E.	2	1,239	124	2,000	0.062	A
		Woodin Road E.	Van Belle Road	2	540	54	2,000	0.027	A
	Edison Road	East City Limits	SR-241	2	1,524	152	2,000	0.076	A
		SR-241	Ray Road	2	706	71	2,000	0.036	A
	Factory Road	East City Limits	SR-241	2	1,590	159	2,000	0.08	A
		SR-241	Ray Road	2	1,365	137	2,000	0.069	A
	Midvale Road	Alexander Road	Duffy Road	2	2,961	296	2,000	0.148	A
		Duffy Road	Bishop Road	2	2,384	238	2,000	0.119	A
		Bishop Road	Stover Road	2	1,383	138	2,000	0.069	A
	Outlook Road	West City Limits	Maple Grove Road	2	1,724	172	2,000	0.086	A
		Maple Grove Road	Lester Road	2	1,493	149	2,000	0.075	A
		Lester Road	Fordyce Road	2	1,250	125	2,000	0.063	A
	Outlook Road	Fordyce Road	Nichols Road	2	1,109	111	2,000	0.055	A
	Riverside Road	West City Limits	Lester Road	2	233	23	2,000	0.012	A
	Swan Road	North City Limits	Crescent Ave. N.W.	2	1,514	151	2,000	0.076	A
		Crescent Ave. N.W.	Yakima Valley Hwy.	2	1,789	179	2,000	0.09	A
	Van Belle Road	Cemetery Road	Scoon Road	2	781	78	2,000	0.039	A
	Waneta Road	Alexander Road	Tear Road	2	1,285	129	2,000	0.065	A
		Tear Road	Stover Road	2	891	89	2,000	0.045	A
	Washout Road	North City Limits	Van Belle Road	2	1,308	131	2,000	0.066	A
Local Road	All streets and roadways not listed above								

## IDEALIZED URBAN AND RURAL ROADWAY CAPACITIES

For each of the functional classifications of roadway noted above, a corresponding idealized capacity is shown in Table 15 (Idealized Urban and Rural Roadway Capacities) below. These idealized capacities are based on roadway capacities as used in the TMODEL2 traffic analysis and forecast model. The actual capacity of any specific roadway is affected by the roadway's speed limit, the number of intersecting roadways, the number of stops or other delays, and other factors.

Table 15. Idealized Roadway Capacities

Functional Class	Capacity of Two Lane Roadway	
	(Vehicles/Hour)	(Vehicles/Day)
Interstate	3,600	86,400
Interstate Ramp	1,200 (one lane)	28,800
State Highways	2,200	52,800
Principal Arterial (Urban/Rural)	2,200	52,800
Minor Arterial (Urban)	2,000	48,000
Collector (Urban)	1,800	43,200
Access/Local (Urban)	1,600	38,400
Major Collector (Rural)	2,400	57,600
Minor Collector (Rural)	2,000	48,000
Access/Local (Rural)	1,600	38,400

## TRAFFIC VOLUME HISTORY

Traffic volumes in the Sunnyside area tend to be much lower than the capacities noted above. Traffic volumes can either be expressed in terms of "Average Annualized Daily Traffic" (AADT) which is the volume of traffic over a 24 hour time period or in terms of "peak hour" traffic volume which is the highest single hour traffic volume within a 24 hour period. Most of the recorded historical traffic volumes within the Sunnyside area are in the form of AADT.

Available historical records on traffic flows within the Sunnyside area are limited to a periodic counting of vehicular traffic.

The Yakima County Public Works Department maintains a series of set street and roadway locations from which counts are conducted every three to four years. Major collectors in unincorporated Yakima County were examined to see if traffic volumes on

Sunnyside area roads had noticeably increased over this period of time. Discernable patterns were not obvious except along Yakima Valley Highway. Considerable fluctuation occurs between years and also within a single year.

The City of Sunnyside Public Works Department maintains a traffic count listing of data and updates those traffic counts on a one to two year basis.

## **LEVEL OF SERVICE**

The ease of traffic movement along a roadway is a function of the roadway's vehicular capacity, the number of vehicles actually using the roadway, the number of stops along the roadway, and the time spent waiting at each stop. To characterize the ease of movement of traffic, transportation engineers have developed the concept of "level of service". Level of service has been categorized in a range from "A" to "F". Level of service standards, as described in Table 16 (Level of Service Categories) below, are taken from the 1985 Federal Highway Capacity Manual.

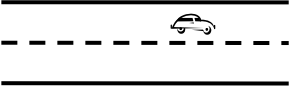
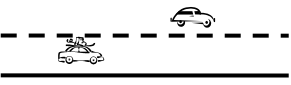
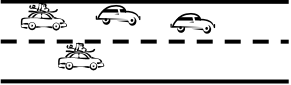
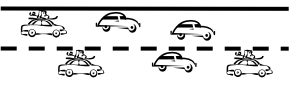
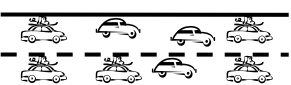
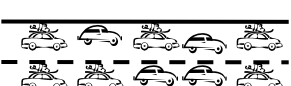
Level of service can be calculated in several ways. One of the simplest measures and the one used in this analysis is one of traffic volume to roadway capacity. Other more complex measures include interruptions to traffic flow such as signals, stop signs, turning traffic, and other factors.

Roadway capacity refers to the maximum amount of traffic that can be accommodated by a given roadway facility. Roadway capacity is based on an analysis of roadway conditions, including the number and width of lanes, pavement and shoulder types, the presence of controls at an intersection, and whether the roadway is in an urban or rural area.

The level of service can be calculated by dividing the observed traffic volume by the idealized roadway capacity. The ratio which results relates to one of the five different levels of service. Level of service in the Sunnyside area for arterials and collectors has been calculated utilizing TMODEL2, a computerized traffic model, which uses traffic count information coupled with population, employment and land use information to approximate future traffic volumes and levels.

Level of Service "A" allows the maximum amount of freedom to select desired speeds and to maneuver within the traffic stream. Level of Service "C" describes stable flow, but the selection of speed is now affected by the presence of others, and maneuvering within the traffic stream requires vigilance on the part of the driver. Level of Service "E" represents operating conditions at or near the capacity of the highway. Low speeds. Freedom to maneuver within the traffic stream is extremely difficult. Any incident can be expected to produce extensive delays and lines of vehicles. Level of Service "F" describes operations characterized by stop-and-go traffic. Vehicles may progress at reasonable speeds for several hundred feet or more, and then be required to stop in a cyclic fashion. Long delays.

Table 16. Level of Service Categories

Level of Service		Description	Volume/Capacity Ratio
A		Free flow. Low volumes and no delays.	Less than 0.60
B		Stable flow. Speeds restricted by travel conditions, minor delays. Presence of other users in the traffic stream.	0.61 to 0.70
C		Stable flow. Speeds and maneuverability reduced somewhat by higher volumes.	0.71 to 0.80
D		Stable flow. Speeds considerably affected by change in operating conditions. High density traffic restricts maneuverability.	0.81 to 0.90
E		Unstable flow. Low speeds, considerable delay, volume at or near capacity. Freedom to maneuver is extremely difficult.	0.91 to 1.00
F		Forced flow. Very low speeds, volumes exceed capacity, long delays and queues with stop-and-go traffic.	Over 1.00

Sunnyside views "Level of Service" for roadways other than arterials streets as advisory.



## **TRAFFIC FORECASTS**

### **POPULATION AND DEMOGRAPHIC PROJECTIONS**

As noted in the land use element, the City of Sunnyside anticipates a year 2015 population of 17,647 persons.

### **LAND USE PATTERNS AND POPULATION DISTRIBUTION**

The area surrounding Sunnyside is expected to remain agricultural in nature over the 20 year forecast period. Additional small divisions of land (short plats) will continue to slowly increase the level of scattered, very low density, residential use interspersed with agricultural uses beyond Sunnyside's urban growth boundary. Within the urban growth area, additional annexations will increase the size of the city. Some agricultural uses within the urban growth area and within Sunnyside will be converted to residential uses either through new short plat or subdivision developments. The most likely areas for more intensive residential development are along the southern slopes of Harrison Hill toward I-82 and in the area north of the City. Additional residential development may occur along the western slopes of Harrison Hill and the southeastern portion of the City.

New commercial uses and land area will develop as the population of the community and the surrounding area increases. This development will most likely be associated with the existing downtown, along Yakima Valley Highway and surrounding the Sunnyside area interchanges of I-82.

Industrial expansion will be associated with the surrounding agricultural base and will be based on changing crop patterns, additional expansion of crop acreage and increases in yields, and changes in technology and processing. Some industrial expansion is anticipated adjacent to existing industrial developments and which capitalize on the access which is provided by I-82, Yakima Valley Highway, and SR-241. The Washington Central rail lines will also serve as a focus for future industrial development. Additional scattered industrial expansion is anticipated in the surrounding area which is associated with individual agricultural operations.

### **FORECASTED TRAFFIC VOLUMES**

Traffic forecasts for Sunnyside area roadways are being developed as part of the TMODEL2 Yakima County Regional Model. These forecasts will predict growth in traffic volume on the basis of anticipated regional changes in land use and employment patterns. The forecast period for this model is 1993, the base year, through the year 2013.

Currently, the 1993 base year traffic model has been developed. The future year 2013 model is in the development stages and will be completed as future year land use assumptions and mapping is completed.

## EXISTING DEFICIENCIES, FUTURE NEEDS AND ALTERNATIVES

As the majority of the City of Sunnyside's roadways are operating well below capacity, the existing deficiencies of the road network primarily reflect maintenance, safety and design concerns rather than capacity problems. Since this analysis looks at volume to capacity ratios to establish level of service standards, additional analysis on the capacity of intersections should be conducted as warranted.

Current roadway needs are reflected in the City of Sunnyside's 1996 to 2001 Transportation Improvement Program (TIP) which identifies improvements such as resurfacing of roadways, improvements to drainage, installation of curb, gutter and sidewalk, reconstruction of railroad crossings, roadway widening, and intersection realignment and improvement. The TIP prioritizes roadway improvements during this six year time period. Table 17 (Roadway Needs) identifies these roadway needs within the City of Sunnyside.

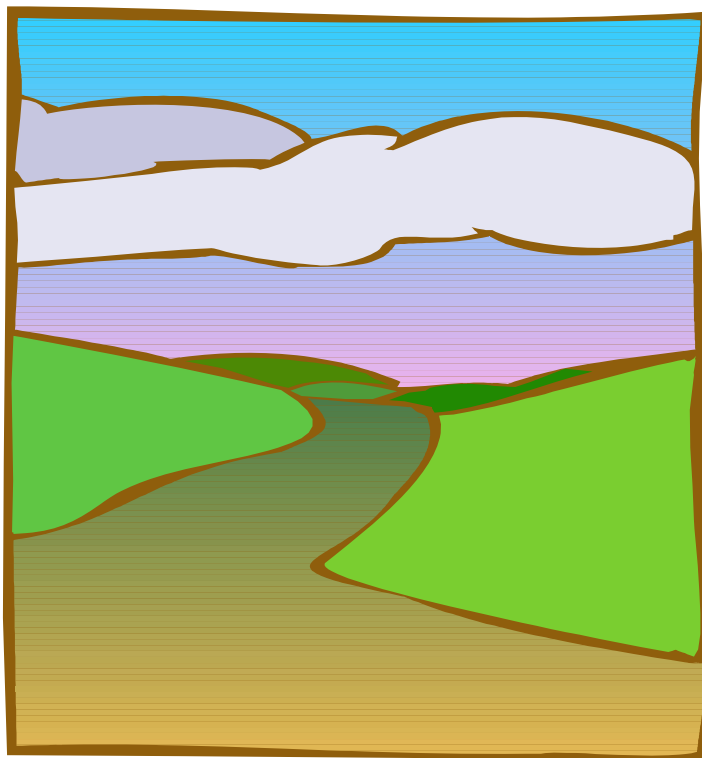


Table 17. Roadway Needs

Functional Class	Roadway Name	Start Location	End Location	Roadway Needs
Minor Arterial	East Lincoln Avenue	1st Street	1st Street	Intersection: replacement of signal controller with new equipment and conflict monitor
		1st Street	Railroad Crossing	Roadway improvement: widen to add lane
		16th Street	Yakima Valley Hwy.	Roadway improvement: widening, surfacing, curb, gutter, sidewalk, storm drainage
		S. 1st St.	S. 4th St.	Construct new eastbound lane and center turn lane
		S. 6th St.	S. 16th St.	Roadway overlay
	East Edison Avenue	S. 5th St.		Install new railroad crossing signal
		S. 5th St.	S. 9th St.	Reconstruct curb, gutter & sidewalk, landscaping, intersection safety and utility adjustments
		S. 5th St.	Decatur on 6th	Construct additional intersection pedestrian safety and mobility improvements
		S. 9th St.		Install new traffic signal, intersection pedestrian safety improvements
		S. 13th St.		Install traffic signal & intersection improvements
		Yakima Valley Hwy.	Port Property	Construct additional roadway and pedestrian safety and mobility improvements
	1st Street	Lincoln Avenue	South Hill Road	Roadway improvement: widening, add turn lane, curb, gutter & sidewalk and pipe drainage ditch
	South 6th Street	E. Railroad Avenue	Yakima Valley Hwy.	Construct roadway enhancements and safety improvements, curb, gutter & sidewalk, storm drainage, ADA ramps and landscaping
		Grant Ave.	Railroad Ave.	Reconstruct roadway, curb, gutter & sidewalk, storm drainage, ADA ramps and landscaping
		Yakima Valley Hwy.	Yakima Valley Hwy.	Intersection: replacement of signal controller with new equipment and conflict monitor
	16th Street	E. Edison Avenue	Yakima Valley Hwy.	Reconstruct existing roadway, construct curb, gutter & sidewalk, pipe open drainage channel, street lights and landscaping
Major Collector	Scoon Road	Yakima Valley Hwy.	North City Limits	Reconstruct roadway, construct curb, gutter & sidewalk and storm drainage
Minor Collector	Washout Road	North Avenue	Beckner Road	Construct curb, gutter & sidewalk, landscaping, bicycle lanes, intersection signals and safety improvements, storm drainage, road reconstruction and utility adjustments
	Beckner Alley	Cemetery Road	Washout Road	Construct curb, gutter & sidewalk, intersection signals and safety improvements, storm drainage, road reconstruction and utility adjustments
Urban Collector	Grandview Avenue	Riverside Ave.	Swan Rd.	Construct curb, gutter & sidewalk and storm drainage
	Harrison Avenue	S. 9th Street	S. 13th St.	Roadway improvement: curb, gutter, sidewalk, and storm drainage on both sides for full length and hot mix asphalt roadway
	Homer Street	N. 1st St.	Yakima Valley Hwy.	Construct new street including curb, gutter, sidewalks and storm drainage
	Riverside Avenue	West City Limits	West Grandview Ave.	Construct new roadway to provide improved access on south side of Harrison Hill, curb, gutter & sidewalk, storm drainage and utility adjustments
	South 1st Street	Merrick Ave.	Maple Way	Replace structurally deficient concrete bridge with new concrete bridge
	9th Street	E. Lincoln Ave.	Harrison Ave.	Construct curb, gutter, sidewalk and storm drainage both sides for full length, and hot mix asphalt roadway
	11th Street	Lincoln Ave.	Yakima Valley Hwy.	Reconstruct roadway, construct curb, gutter & sidewalk, storm drainage and landscaping
	13th Street	Lincoln Ave.	Yakima Valley Hwy.	Complete reconstruction including curb, gutter, sidewalk and drainage, with possible water, sewer and signalization
	Zillah Avenue	E. Edison Ave.	S. 1st St.	Overlay roadway
Local Access	Grant Avenue	4th Street	7th Street	Roadway overlay
	Bridge Street	Sunnyside Avenue Grandview Ave.	Crescent Ave.	Replace existing bridge

Within the unincorporated portion of Sunnyside's Urban Growth Area, Yakima County is responsible for the identification and scheduling of roadway improvements. Identified needs and improvements are reflected in Yakima County's 1995 to 2000 Transportation Improvement Program. The types of improvements are similar to those identified within the City of Sunnyside with the exception that a number of roadways are identified to transition from a gravel roadway surface to a paved surface. The Yakima County TIP prioritizes roadway improvements during this six year time period. Table 18 (Roadway Needs – Urban Growth Area) identifies the roadway needs within Sunnyside's Urban Growth Area.

Table 18. Roadway Needs – Urban Growth Area

Functional Class	Roadway Name	Start Location	End Location	Roadway Needs
Major Collector	Scoon Road	Van Belle Road	Van Belle Road	Intersection: signalization and minor widening.
Minor Collector	Outlook Road	Maple Grove Road	Maple Grove Road	Intersection: signalization and minor widening.
Local Access	Kriner Road	Sheller Road	Van Belle Road	Reconstruct gravel road to standard 30' bituminous surface treatment roadway
	Snipes Canal Road	Swan Road	Lester Road	Reconstruct gravel road to standard 30' bituminous surface treatment roadway
	Woodworth Road	Yakima Valley Hwy.	Puterbaugh Road	Reconstruct gravel road to standard 30' bituminous surface treatment roadway

## RECOMMENDATIONS

- ❖ Street maintenance in Sunnyside has been and will continue to be based upon the greatest need. Budget constraints limit available funding for these projects, and maintenance needs should be identified and prioritized on a continual basis.
- ❖ All new streets and existing streets needing reconstruction should be built to the City's street standards.
- ❖ All the streets in the city need seal coating on a regular basis in order to maintain their good quality. A maintenance schedule has been developed.
- ❖ The City has in place an interlocal agreement with Yakima County that outlines the design standards that development would be required to follow in the unincorporated portion of the Urban Growth Area. These design standards should be similar to the standards in the City's subdivision ordinance to allow for future annexation by the City. For existing subdivisions in the Urban Growth Area that do not meet the City's standards, the agreement should specify how needed improvements would be accomplished.



- ❖ The City should aggressively seek funding for roadway repairs and improvements as needs are identified.

## **FINANCING - STATE FUNDING SOURCES**

Transportation is typically funded by some type of "user fees." Initially, that funding came from a dedicated portion of the property tax, because property owners were the prime beneficiaries of the transportation system. Over time, other fees and taxes were imposed to supplement the revenues. Today, the major tax sources to fund transportation are the gas tax and revenues from licenses, permits and fees. The gas tax is imposed at the federal and state level and is devoted primarily to highway purposes.

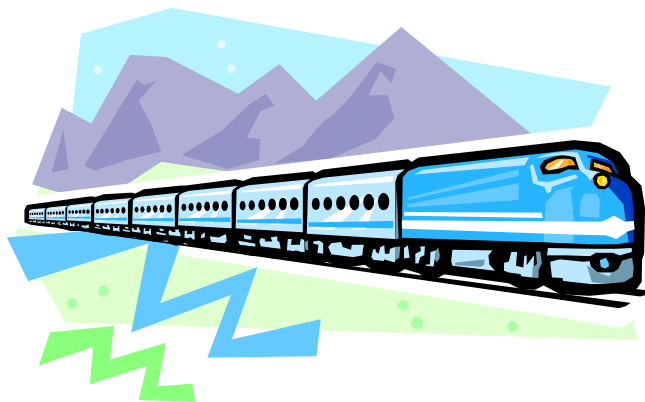
## **FINANCE SOURCES**

The City of Sunnyside has a number of options for financing roadway improvements.

## **FINANCE PLAN**

Sunnyside's Six-Year Transportation Improvement Program shows City of Sunnyside roadway projects and their associated financing. The Six-Year Transportation Improvement Program for Sunnyside is incorporated by reference. This information is also included as part of Sunnyside's Capital Facilities Financing Plan, which is also incorporated by reference.

As identified in its Six-Year Transportation Improvement Program, Yakima County has several projects contemplated and many set for 2006 to 2008.



## **GOALS AND POLICIES**

### **GOAL 1:**

**To ensure that transportation facilities and services needed to support development are available concurrent with the impacts of such development, which protects investments in existing transportation facilities and services, maximizes the use of these facilities and services, and promotes orderly compact growth.**

- Policy 1.1 To maintain the City's character, Sunnyside adopts a level of service standard C for its roadway facilities and services. Adoption of a level of service for transit will not occur until such time that a Public Transit Benefit Area (PTBA) is implemented and transit level of service definitions have been adopted.
- Policy 1.2 The City shall not issue development permits where the project requires transportation improvements that exceed the city's ability to provide these in accordance with the adopted level of service standards. However, these necessary improvements in transportation facilities and services, or development of strategies to accommodate the impacts of development, may be provided by the developer.
- Policy 1.3 The City shall produce a financially feasible plan in the Capital Improvements Element demonstrating its ability to achieve and maintain adopted levels of service.
- Policy 1.4 The design and improvements to Sunnyside's transportation system should accommodate not only existing conditions, but projected growth based on realistic evaluation of the impact of national, state, regional, and local planning policies.
- Policy 1.5 New development shall be allowed only when and where all transportation facilities are adequate at the time of development, or unless a financial commitment is in place to complete the necessary improvements or strategies which will accommodate the impacts within six years; and only when and where such development can be adequately served by essential transportation facilities without reducing level of service elsewhere.
- Policy 1.6 The City should actively solicit action by the State and Yakima County to program and construct those improvements to State and County arterial systems which are needed to maintain the adopted level of service for arterials within Sunnyside.

- Policy 1.7 The City shall require developers to construct streets directly serving new development, and pay a fair-share fee for specific off-site improvements needed to mitigate the impacts of development. The City shall also explore with developers ways that new development can encourage van pooling, car pooling, public transit use and other alternatives and strategies to reduce single occupant vehicle travel.
- Policy 1.8 Coordinate land use and public works planning activities with an ongoing program of long-range financial planning, in order to conserve fiscal resources available to implement the Transportation Improvement Program (TIP).
- Policy 1.9 Encourage the maintenance and safety improvements of Sunnyside's existing roads as a priority over the creation of new roads, wherever such use is consistent with other objectives.
- Policy 1.10 Protect the viability of the airport as a significant economic resource to the community by encouraging compatible land uses, densities, and reducing hazards that may endanger the lives and property of the public and aviation users.
- Policy 1.11 Coordinate the protection of the *Sunnyside Municipal* Airport with *Yakima County* by developing consistent development regulations that utilize WSDOT Aviation Airport and Land Use Compatibility guidelines and other best management practices for encouraging compatible land uses adjacent to Sunnyside Airport.

**GOAL 2:**

**To develop, maintain, and operate a balanced, safe, and efficient multimodal transportation system to serve all persons, special needs populations and activities in the community.**

- Policy 2.1 Develop a future transportation system which encourages flexible, adaptive and multiple uses of transportation facilities and services.
- Policy 2.2 Implement measures that will relieve pressures on the existing transportation infrastructure by approaches that include, but are not limited to:
- 2.2.1 Multimodal transportation alternatives
  - 2.2.2 Land use coordination
  - 2.2.3 Prioritized improvements
- Policy 2.3 Integrate, coordinate and link the connections and transfer points between all modes of transportation.

- Policy 2.4 Work with the Washington State Department of Transportation, Yakima County, the PTBA authority, and other local jurisdictions in adequately siting park and ride lots in the Sunnyside area.
- Policy 2.5 Minimize potential conflicts between bicycle and automobile traffic by providing signage at intersections of bike trails with roadways.
- Policy 2.6 Encourage the location of bicycle racks at appropriate destination points, such as outside of downtown commercial businesses, parks, and schools.
- Policy 2.7 Provide and promote the development of pedestrian and bicycle paths to schools, parks, and activity centers, as well as linkages between these paths.
- Policy 2.8 The City shall include the need to accommodate bicycles safely in its management and design of the city street network, including designating bicycle routes throughout the city.

**GOAL 3:**

**To recognize pedestrian movement as a basic means of circulation and to assure adequate accommodation of pedestrian and handicapped persons needs in all transportation policies and facilities.**

- Policy 3.1 The City shall encourage developers to include sidewalks in new plats.
- Policy 3.2 Sunnyside will promote the creation of a pedestrian oriented downtown commercial area by:
  - 3.2.1 Creating an environment where development of pedestrian facilities is encouraged and automobile use is optional.
  - 3.2.2 Modifying the placement of new buildings in ways that encourage pedestrian activities by making streets more attractive routes for walking.
  - 3.2.3 Encouraging side and rear yard parking areas by restricting parking lots in front of commercial businesses.
- Policy 3.3 The City will improve pedestrian access through public improvements, sign regulations, and development standards. The maintenance of public and private improvements should be given priority commensurate with downtown's role as the focal point of the community.

- Policy 3.4 Sunnyside will work to develop mechanisms to increase public safety and enhance local mobility, yet maintain ease of movement of traffic through the city.
- Policy 3.5 The design and management of the street network shall seek to improve the appearance of existing street corridors and shall incorporate high standards of design when developing new streets, including construction of sidewalks. Where appropriate landscaping measures should be implemented to enhance the appearance of city street corridors. To the extent feasible without impairing street capacity, safety, or structural integrity, trees along street right-of-way should be encouraged.
- Policy 3.6 Whenever the city contemplates reconstruction or major maintenance work on a city street not having sidewalks, the ability to provide sidewalks at that time should be fully explored. This may include the identification of potential funding sources; promotion of a local improvement district (LID) to finance the sidewalk portion of the work; and including sidewalks as an "alternate" in construction bid documents.

#### **GOAL 4:**

**To ensure adequate parking in the downtown commercial area which supports economic growth, and is consistent with downtown design and pedestrian circulation goals.**

- Policy 4.1 On-street parking should be allowed in the downtown area to form a buffer between pedestrians and street traffic, reduce the speed of traffic, and provide for short-term parking needs.
- Policy 4.2 Sunnyside will explore alternative methods of ensuring the adequate provision of parking for new and existing commercial and residential development in the downtown commercial area, while reducing the amount of parking provided by individual developments and influencing the location and type of parking in ways that promote pedestrian mobility and minimize pedestrian/vehicular conflicts. This includes, but is not limited to:
- 4.2.1 Installing directional signage to public parking areas.
  - 4.2.2 Encouraging the use of joint-use parking opportunities utilizing existing parking for churches, public buildings and stores. Separating short (< 2 hrs), intermediate (2-5 hrs) and long-term (> 5 hrs) parking uses; on street parking reserved for short-term, and long-term parking provided in lots on the periphery on the downtown commercial area.

- 4.2.3 Adding public parking as part of the downtown development, which will serve both shoppers and visitors to downtown.

**GOAL 5:**

**To manage, conserve and protect Sunnyside's natural resources through a balance of development activities complemented with sound environmental practices.**

- Policy 5.1 New transportation facilities should be designed in a manner which minimizes impacts on natural drainage patterns and soil profiles.
- Policy 5.2 Promote the use and development of routes and methods of alternative modes of transportation, such as transit, bicycling and walking, which reduce Sunnyside's consumption of non-renewable energy sources.
- Policy 5.3 Based on current federal and state policies aimed at reducing auto-related air pollution, employers affected by these policies must implement programs to reduce the number of employees commuting by single occupancy vehicles through such transportation demand strategies as preferential parking for carpools/vanpools, alternative work hours, bicycle parking, and distribution of transit and ridesharing information.
- Policy 5.4 Transportation facilities and services should be sited, designed, and buffered (through screening and/or landscaping) to fit in harmoniously with their surroundings. When sited within or adjacent to residential area, special attention should be given to minimizing noise, light and glare impacts.

**GOAL 6:**

**To actively influence the future character of the city by managing land use change and by developing city facilities and services in a manner that directs and controls land use patterns and intensities.**

- Policy 6.1 Coordinate land use planning with the facility/utility planning activities of agencies and utilities identified in this comprehensive plan element. Adopt procedures that encourage providers of public services and private utilities to utilize the Land Use Element of this Plan in planning future facilities.
- Policy 6.2 The cities and counties in the region should coordinate transportation planning and infrastructure development in order to:

- 6.2.1 Ensure a supply of buildable land sufficient in area and services to meet the region's housing, commercial and employment needs; located so as to be efficiently provided with public facilities and services.
- 6.2.2 Ensure protection of important natural resources.
- 6.2.3 Avoid unnecessary duplication of services.
- 6.2.4 Avoid overbuilding of public infrastructure in relation to future needs.

- Policy 6.3 Recognize the important role that public facilities and programs such as sidewalks and street lights play in providing a healthy family environment within the community.
- Policy 6.4 Work with local, regional and state jurisdictions to develop land use development strategies that will support public transportation.
- Policy 6.5 Consider the impacts of land use decisions on adjacent roads. Likewise, road improvements should be consistent with proposed land use densities.

#### **GOAL 7:**

**To provide a comprehensive system of parks, trails, pathways, and open spaces that respond to the recreational, cultural, environmental and aesthetic needs and desires of the city's residents.**

- Policy 7.1 Recognize the important recreational transportation roles played by regional bicycle/trail systems, and support efforts to develop a regional trail system through Sunnyside.
- Policy 7.2 Support the development of paths and marked roadways which link bicycle trails with Sunnyside's other resources.

# Chapter 5

## Housing Element



## **INTRODUCTION**

### **PURPOSE**

The Housing Element is intended to guide the location and type of housing that will be built over the next twenty years. This element establishes both long-term and short-term policies to meet the community's housing needs and achieve community goals. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

### **GROWTH MANAGEMENT ACT REQUIREMENTS**

The Washington Growth Management Act (GMA) requires that the following be addressed by the housing element:

- ❖ Inventory and analysis of existing and projected housing needs.
- ❖ Adequate provisions for existing and projected housing needs for all economic segments of the community.
- ❖ Identification of sufficient land for housing, including government-assisted. Low-income, manufactured, multi-family housing and group homes and foster care facilities.
- ❖ Statement of goals, policies and objectives for the preservation, improvement and development of housing.

### **APPLICABLE COUNTYWIDE PLANNING POLICIES**

A goal of the Growth Management Act is to encourage the availability of affordable housing to all economic sectors, promote a variety of residential densities and housing types and encourage the preservation of existing housing stock. The following countywide planning policies relate to this goal:

1. Areas designated for urban growth should be determined by preferred development patterns, residential densities and the capacity and willingness of the community to provide urban governmental services. (Countywide Planning Policy: A.3.1.)
2. Sufficient area must be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences. (RCW 36.70A.110 (2))

3. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next twenty years. (B.3.3.)
4. The county and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends and 20-year population and employment forecasts to determine short and long-range affordable housing needs. (RCW 36.70A.070(2)) (E.3.1.)
5. Local housing inventories will be undertaken using common procedures so as to accurately portray countywide conditions and needs. (E.3.2.)
6. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:
  - ❖ Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
  - ❖ Provide for a range of housing types such as multi-family and manufactured housing on individual lots and in manufactured housing parks;
  - ❖ Promote housing design and siting compatible with surrounding neighborhoods;
  - ❖ Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and
  - ❖ Consider public and private transportation requirements for new and redeveloped housing. (E.3.3.)
7. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers and other segments of the population that have special needs.
8. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5.)

9. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior. (E.3.6.)
10. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and “self-help” housing. (E.3.7.)
11. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. (RCW 36.70A.070(2)(c)(d)) (E.3.7.)
12. Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9.)
13. The county and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons. (E.3.10.)

## **RELATIONSHIP TO OTHER ELEMENTS FOR LAND USES**

Housing, as the major user of land in urban areas, directly affects most plan elements. Those elements in turn, especially land use, capital facilities and transportation, directly affect housing.

## **URBAN GROWTH AREAS**

In large part, the conversion of vacant and agricultural land to urban use will mean the subdivision of parcels for housing construction. The intensity of this development will largely determine the amount of land needed to serve future populations.

## **LAND USE**

Housing is a major consumer of land, and often the major determinant of land use patterns. The placement of schools, parks and small commercial areas typically responds to needs generated by housing.

## **CAPITAL FACILITIES**

Availability of water, sewer and other public services makes possible a denser, less costly type of housing. Conversely, low density housing may make the provision of public services extremely expensive.

## **TRANSPORTATION**

As a major generator of traffic flow, housing sets the level of traffic on local roads, arterials and highways. Housing for special needs populations may require access to public transportation or special transportation services.

## **GROWTH AND DEVELOPMENT**

Housing is a two-edged sword in the growth of a city. New housing generates new demands for infrastructure and services but it also generates additional tax revenue.



## **MAJOR HOUSING CONSIDERATIONS**

### **AVAILABILITY OF HOUSING.**

The vacancy rate has a substantial impact on the availability, price and quality of housing. Where there is an extremely low rate of vacancy (as is the case in Sunnyside) housing is not generally available, the price is inflated and the quality may have a tendency to decline. An increase in the vacancy rates increases free market competition and thereby improves the situation of the housing consumer.

In Sunnyside, affecting an increase in the vacancy rate is going to involve the development of vacant land. This situation raises two issues:

- ❖ What is the preferred role of the city in the development of land and the production of the housing?
- ❖ How can city programs best be designed to stimulate activity in the private sector?

### **HOUSING DENSITY**

The city should consider all of the available alternative housing types (single-family, multi-family, manufactured homes, etc.). In considering housing types the city will have to:

- ❖ Determine an appropriate mix of housing types and densities to meet the current and future needs of the community; and
- ❖ Determine the most appropriate location for these different types and densities so as to avoid the mixing of incompatible uses.

### **HOUSING REHABILITATION**

A rehabilitation program is an essential component of preserving existing housing stock including units for occupancy by lower income persons. A rehabilitation program can also serve to strengthen neighborhoods. A shortage of available vacant units increases the need to preserve existing housing stock.

### **HOUSING MIX**

An additional need beyond rehabilitation is the provision of new units to meet the needs of a growing population. New housing can be specifically focused at a variety of income groups. When new housing is focused toward the housing needs of higher income groups, the provision of these higher cost units may increase the alternatives of low income groups through a trickle down or filtration process. Some activities that might facilitate this process are:

## Housing Element

- ❖ Monitoring housing needs in all income groups.
- ❖ Keeping developers informed as to current housing needs and encourage them to address these needs.
- ❖ Providing information on loan programs to eligible persons seeking to improve their living situation.



## **EXISTING CONDITIONS**

### **CHARACTERISTICS**

The number of housing units within Sunnyside has grown from 1,258 total housing units in 1970 to an estimated 3,704 units in 1994, a 132% increase. Over this same time period, the population of Sunnyside has grown by approximately 84.2%. In 1970, Sunnyside had 6,751 residents. By 1994, Sunnyside had grown to an estimated 11,660 persons. Table 1 (Population and Housing) shows these trends.

Table 19. Population and Housing

Population and Housing Units	Population		Housing Units		Persons per Housing Unit	
	Number	Percent Growth	Number	Percent Growth	Number	Percent Change
1994*	11,660	3.7%	3,702	5.9%	3.2	--
1990	11,238	21.8%	3,576	14.9%	3.2	12.5
1980	9,225	36.6%	3,302	67.5%	2.8	3.5
1970	6,751	--	1,258	--	2.9	--

Source: U.S. Census Bureau, Census of Population and Housing, 1970, 1980 and 1990

\*1994 estimates from Washington State Office of Financial Management, 1994 Population Trends for Washington State, September 1994.

### **VACANCY RATE**

Of the 3,576 housing units within Sunnyside in 1990, 3,438 were reported as occupied and 138 were reported as vacant. The total vacancy rate as reported in the 1990 Census was 3.9%. The vacancy rate for properties "for sale only" was reported as 0.8%. The vacancy rate for properties for rent, including those "for sale or for rent" was 0.9%. Those already sold or rented but not occupied was reported as 0.6%. All other vacancies were 1.5%. However, these vacancy figures from the April 1, 1989 Census survey may not represent the average vacancy rate, as it occurs before many farm workers arrive for late spring and fall harvest in this agricultural region.

### **HOUSING TYPES**

Table 20 (Housing Types) shows the mix of housing types in 1980, 1990 and 1994. The mix of housing types has not changed significantly over this period although the percentage of manufactured homes within the city has increased slightly relative to conventional stick-built, single-family and multi-family housing.

Single-family units within Sunnyside increased from 2,340 units in 1980 to 2,359 units in 1994. Multi-family units within Sunnyside increased from 815 housing units in 1980 to

888 units in 1994. Manufactured homes increased from 147 to 497 units over this same time period.

Table 20. Housing Types

Type of Housing Units	1994		1990		1980	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	2,359	63.0%	2,332	65.2%	2,340	70.9%
Multi-Family	888	23.7%	850	23.8%	815	24.7%
Manufactured Home and Other Housing	497	13.3%	394	11.0%	147	4.4%
<b>Total Housing Units</b>	<b>3,744</b>	<b>100.0%</b>	<b>3,576</b>	<b>100.0%</b>	<b>3,302</b>	<b>100.0%</b>

Source: U.S. Census Bureau, Census of Population and Housing, 1980 and 1990. 1994 estimates from Washington State Office of Financial Management, 1994 Population Trends for Washington State, September 1994

Table 21 (Age of Housing Units) shows the age of housing units within Sunnyside. Almost 23% of all housing units within Sunnyside are more than 40 years old having been built prior to 1950. As shown in the table below, the number of renter occupied units built over the last decade, 1980 to 1990, have increased more rapidly than owner occupied units.

Table 21. Age of Housing Units

Year Housing Unit Was Built	All Housing Units*		Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent	Number	Percent
1980 to 03/1990	387	10.8%	84	4.4%	303	19.6%
1970 to 1979	1,015	28.4%	521	27.5%	475	30.8%
1960 to 1969	528	14.7%	271	14.3%	227	14.7%
1950 to 1959	833	23.3%	453	23.9%	343	22.2%
1940 to 1949	568	15.9%	372	19.6%	156	10.1%
1939 or earlier	245	6.9%	194	10.2%	39	2.5%

\*Includes both occupied housing units and vacant housing units.

Source: U.S. Census Bureau, Census of Population and Housing, 1990



When compared with the county and the state, the age of housing stock within the City of Sunnyside is most similar to that found on average, countywide. Table 22 (Age of Housing Stock for City of Sunnyside, Yakima County and Washington State) compares the housing stock of Sunnyside with that of Yakima County and Washington State.

Table 22. Age of Housing Stock  
City of Sunnyside, Yakima County and Washington State

Universe: All Housing Units	Built Prior to 1940	Percent Built Prior to 1940	Built 1940 to 1959	Percent Built 1940 to 1959	Built 1960 or Later	Percent Built 1960 or Later
City of Sunnyside	245	6.9%	1,401	39.2%	1,930	53.9%
Yakima County	10,738	15.2%	21,252	30.0%	38,862	54.8%
Washington State	319,183	15.7%	430,028	21.2%	1,283,167	63.4%

Source: U.S. Census Bureau, Census of Population and Housing, 1990.

## HOUSING CONDITION

It has been many years since the City of Sunnyside has formally undertaken a community-wide review and survey of housing conditions. The last community-wide review of housing conditions was conducted for the City's Housing Assistance Plan, dated June 1981. This review was incorporated into Sunnyside's Sub Area Comprehensive Plan, adopted in October 1981, and the City's 1983 Small Cities Community Development Block Grant program. This section of this comprehensive plan is based on those findings until such time that current efforts are completed to update and replace this information. The City has appointed a Task Force to review the housing needs of Sunnyside and has obtained grant funding to complete a community-wide housing needs assessment. Both activities are anticipated to be completed in 1995 and should be available for incorporation into this plan document after that time.

In December 1989, the Yakima Valley Conference of Governments (henceforth YVCOG), with the assistance of the Sunnyside Explorer Scouts, undertook a housing needs assessment of the South Sunnyside area. The purpose of this survey was to gather essential information regarding household size and income in the area, as well as the need for, and desire to participate in, a community housing rehabilitation program.

In September 1988, an onsite survey of the above-described area was conducted by YVCOG staff. This survey found that 35% of the homes in this area were in need of major rehabilitation (foundations, roofing, electrical, plumbing); 47% would require less extensive rehabilitation (less than three of the above-described deficiencies); and that 84% of the housing units were in need of weatherization.

On November 21, 1980, a windshield survey of exterior housing conditions and vacancies was conducted within the City of Sunnyside. Five hundred twenty-eight (528) of the 2,218 housing units within the City were examined. A mail-in survey was also sent to each household receiving billings for water and/or sewer service within the City. Six hundred twenty-six (626) surveys were returned. The mail-in and windshield survey indicated a need for some type of rehabilitation in approximately 24% of the homes in Sunnyside. With the exception of small, localized areas, the majority of housing rehabilitation needs at that time was minor and moderate improvements such as painting, reroofing, stair repair and replace of damaged doors and windows. Of the 539 homes found in need of rehabilitation, 14 were found to be dilapidated and not suitable for rehabilitation.

Of the estimated 2,005 owner occupied units, 461 or 23% of these units were found to be substandard. Of the estimated 213 renter occupied units, 92, or 43%, of these units were found to be substandard.

The windshield survey found that the vacancy rate within Sunnyside was a low 3.9%. The optimum vacancy rate for owner occupied housing units should be about 1% to 1.5%. On the other hand, since renters move more frequently, a higher vacancy rate for renters is considered optimum. This rate should be between 5% and 7%.

The mail-in survey also found that, on average, residents pay about 29% of their income on housing. At that time, federal guidelines indicated that if households were paying more than 25% of their income on housing, it was excessive.

In 1984, the city received a Community Development Block Grant to rehabilitate, weatherize and/or provide repairs for 102 homes in the north Sunnyside target area within the city. Many of the housing deficiencies identified were corrected through rehabilitation and/or weatherization activities. Work included correcting all major defects, including deteriorated and/or nonexistent foundations, health and safety problems, electrical and plumbing system deficiencies and energy efficiency problems. Work also included correcting less significant problems such as broken windows, steps and railings, and replacing small areas of damaged or missing roofing or siding, and repainting weathered home exteriors. In 1990, the city received a Community Development Block Grant to perform similar rehabilitation work on 45 homes in the south Sunnyside neighborhood.

## **OVERCROWDING**

Another measure of living conditions is overcrowding. The accepted standard defines overcrowding as the presence of more than one person per room. Table 23 (Persons per Room for City of Sunnyside, Yakima County and Washington State) compares the number of persons per room between Sunnyside, Yakima County and Washington State. Overcrowding in Sunnyside is more than double the rate found countywide and more than five times the rate seen statewide. Within Sunnyside, overcrowding has increased from 11.5% in 1980 to 21.3% in 1990 (1980 and 1990 Census).

Table 23. Persons per Room  
City of Sunnyside, Yakima County and Washington State

Universe: Occupied Housing Units	1.01 or More Persons Per Room	Percent with 1.01 or More	1.00 or Less Person Per Room	Percent with 1.00 or Less
City of Sunnyside	733	21.3%	2,705	78.7%
Yakima County	6,401	9.7%	59,584	90.3%
Washington State	72,798	3.9%	1,799,633	96.1%

Source: Bureau of the Census, 1990 Census of Population and Housing

In order to maintain a suitable housing stock and provide for the expected expansion of the population, it will be necessary to develop a data base and municipal policy to address housing and related land use issues. Such information, plans and policies are essential to making housing decisions to suit the future needs of the city.

## VALUE AND COST OF HOUSING

As indicated in Table 24 (Value of Owner Occupied Housing in 1989 for City of Sunnyside, Yakima County and Washington State) approximately 58.8% of the owner occupied homes in Sunnyside in 1989 were valued at less than \$50,000 (1990 Census). The median value of an owner occupied home in Sunnyside is \$45,500. Due to the demand for housing within Yakima County over the past four years, these values may have changed significantly, as many communities have experienced increases in the value of owner occupied homes amounting to around 7% to 9%.



**Table 24. Value of Owner Occupied Housing in 1989  
City of Sunnyside, Yakima County and Washington State**

Universe: Specified Owner Occupied Housing Units	City of Sunnyside		Yakima County		Washington State	
	Number	Percent	Number	Percent	Number	Percent
Less than \$29,999	248	16.3%	3,811	12.8%	28,522	3.2%
\$30,000 to \$39,999	354	23.2%	4,342	14.6%	41,174	4.6%
\$40,000 to \$49,999	294	19.3%	4,727	15.9%	56,951	6.3%
\$50,000 to \$59,999	233	15.3%	3,983	13.4%	70,407	7.8%
\$60,000 to \$99,999	342	22.4%	9,696	32.7%	303,891	33.6%
\$100,000 to \$149,000	39	2.6%	2,175	7.3%	194,172	21.5%
\$150,000 or more	14	0.9%	947	3.2%	208,234	23.0%
<b>TOTAL</b>	<b>1,524</b>	<b>100.0%</b>	<b>29,681</b>	<b>100.0%</b>	<b>903,351</b>	<b>100.0%</b>
<b>MEDIAN VALUE</b>	<b>\$45,500</b>		<b>\$54,900</b>		<b>\$93,200</b>	

Source: U.S. Census Bureau, Census of Population and Housing, 1990.

## **AFFORDABLE HOUSING**

“Affordable Housing” is a term which applies to the adequacy of the housing stock to fulfill the housing needs of all economic segments of the population. The underlying assumption is that the marketplace will guarantee adequate housing for those in upper income brackets, but that some combination of appropriately zoned land, regulatory incentives, financial subsidies and/or innovative planning techniques may be necessary to make adequate provisions for the needs of lower income persons.

## **INCOME AND HOUSING COSTS**

Based on U.S. Department of Housing and Urban Development criteria, 51.4% of all Sunnyside households are low income. Table 25 (Comparison of Average Income Statistics for City of Sunnyside, Yakima County and Washington State) compares four income statistics for the City of Sunnyside with Yakima County and the State of Washington. Sunnyside’s median household income and median family income are lower than either that found countywide or statewide. In addition, the percentage of persons living below the poverty rate in Sunnyside grew from 14.7% in 1980 to 27.9% in 1990 (1980 and 1990 Census). Tables 26 (Age of Householder by Selected Monthly Owner Costs as a Percentage of Income in 1989 for City of Sunnyside, Yakima County and Washington State) and Table 27 (Age of Householder by Gross Rent as a Percentage of Income in 1989) present the breakdown of expenditures on housing costs by tenure and age.

As a result of these low income levels, occupants of at least 26.9% of Sunnyside's households spent 30% or more of their 1989 income on housing, including utilities (1990 Census). Significant are those householders over 65 who rent. 60.9% pay more than 30% for housing and utilities. When the percentage of income expended on housing costs exceeds 30%, the remaining income available to many low-income households is often inadequate to meet life's other basic necessities.

Table 25. Comparison of Average Income Statistics  
City of Sunnyside, Yakima County and Washington State

	Per Capita Income	Median Household Income	Median Family Income	Poverty Rate in Percent
City of Sunnyside	\$8,173	\$20,393	\$22,955	27.9%
Yakima County	\$10,735	\$23,612	\$27,507	20.2%
Washington State	\$14,923	\$31,183	\$36,795	10.9%

Source: Bureau of the Census, 1990 Census of Population and Housing

Table 26. Age of Householder by Selected Monthly Owner Costs  
as a Percentage of 1989 Income  
City of Sunnyside, Yakima County and Washington State

Universe: Specified Renter Occupied Housing Units	City of Sunnyside		Yakima County		Washington State	
	Number	Percent	Number	Percent	Number	Percent
All Householders						
Less than 30%	1271	81.3%	25,322	85.3%	751,869	83.2%
30% or more	284	18.2%	4,068	13.7%	147,068	16.3%
Householders: 15 to 64 years of Age*						
Less than 30%	865	82.1%	17,873	85.8%	569,353	82.3%
30% or more	181	17.2%	2,809	13.5%	119,442	17.3%
Householders: 65 Years and Over*						
Less than 30%	406	79.8%	7,449	84.2%	182,516	86.3%
30% or more	103	20.2%	1,259	14.2%	27,626	13.1%

\*Total may not equal 100% because the status of certain units were not able to be determined.

Source: U.S. Census Bureau, Census of Population and Housing, 1990

**Table 27, Age of Householder by Gross Rent as a Percentage of 1989 Income  
City of Sunnyside, Yakima County and Washington State**

Universe: Specified Renter Occupied Housing Units	City of Sunnyside		Yakima County		Washington State	
	Number	Percent	Number	Percent	Number	Percent
<b>All Householders</b>						
Less than 30%	945	61.7%	12,605	54.8%	397,562	57.9%
30% or more	533	34.8%	8,534	37.1%	255,208	37.1%
<b>Householders: 15 to 64 years of Age*</b>						
Less than 30%	828	62.2%	11,385	58.3%	361,048	60.3%
30% or more	466	35.0%	6,749	34.6%	209,592	35.0%
<b>Householders: 65 Years and Over*</b>						
Less than 30%	117	58.5%	1,220	35.2%	36,514	41.4%
30% or more	67	33.5%	1,785	51.5%	45,616	51.7%

\*Totals may not equal 100% because the status of certain units was not able to be determined.

Source: U.S. Census Bureau, Census of Population and Housing, 1990

Local residents throughout Yakima County have discussed housing problems through the countywide visioning effort. The results of this effort have been used as the basis for the Countywide Planning Policies that address housing. The purpose of these policies is to provide a common ground and some universally acceptable parameters to help guide decision-makers through the complex topic of affordable housing. The premises of these Countywide Planning Policies have been incorporated into the Goals, Policies and Objectives contained within this housing element.



## **HOUSING NEEDS ASSESSMENT**

### **EXISTING DENSITIES**

Population densities in Sunnyside range from near 0 to over 13,000 per persons per square mile (1990 Census). The areas of greatest density are in the older sections of the city, immediately north, southeast and southwest of the downtown business and industrial core. These areas average between 5,000 and 9,000 persons per square mile with pockets of much high density. In general, the farther from the downtown core, the fewer persons per square mile that are found in residential areas. Other areas of Sunnyside vary in population density reflecting commercial and industrial areas, and a mixture of more rural housing and agricultural uses.

Approximately 24.8% of the total land area within Sunnyside, or 725.8 acres, is devoted to housing.

### **INVENTORY OF VACANT BUILDABLE LAND**

15.2% of the parcel acreage within Sunnyside, or approximately 444 acres, is vacant. Of this vacant acreage, 182.3 acres are residentially zoned. These 182.3 acres are fairly well distributed between the between the R-1, R-2, and R-3 zones. An additional 1,160.7 acres of agricultural land exists within the City. Of this, approximately 132.8 acres are residentially zoned, most under the City's R-1 and R-2 zone. These two types of land use will allow space for new residential construction within the city limits. The total amount of space for residential uses will depend upon how much of the agricultural land becomes available for conversion to residential use during the planning period.

### **POPULATION GROWTH**

While the city's population increased by 2,013 people, or 21.8%, between 1980 and 1990 (U.S. Census) it gained only 274 housing units, an 8.3% increase over this same period. The increase in population was absorbed by significant increases in the number of persons per household (2.8 in 1980 to 3.2 in 1990) and a decrease in the vacancy rate from 4.9% in 1980 to about 3.9% in 1990.

### **FUTURE NEEDS**

At the medium growth rate, it is estimated that 2,043 additional housing units would be needed to serve the projected year 2015 population of 17,647. At the high growth rate, 2,662 additional housing units would be needed to serve the projected year 2015 population of 19,652. Table 28 (Projections of Housing Types and Number of Units Needed in the City of Sunnyside by the Year 2015) shows the breakdown of housing types and number of units needed to serve either of these future populations, if the existing pattern of housing types were to continue. In addition to those needs displayed by the current housing stock, new construction will be needed to both increase the vacancy rate and to provide for population growth.

Table 28. 2015 Projections of Housing Types and Number of Units Needed

Population Projection	Single-Family	Multi-family	Manufactured Home or Other	Total Additional Units Needed
Medium projection	1,334	485	224	2,043
High projection	1,740	630	292	2,662

Source: Projections made utilizing 1990 Census baseline information and YVCOG population projections.

### LAND REQUIREMENTS FOR SINGLE-FAMILY HOUSING

Using the medium growth projection, 1,334 additional single-family units would be required to meet the 2015 population projection of 17,647 people. This would consume approximately 333.5 acres (at .25 acres per unit) of vacant or agricultural land area.

Using the high growth projection, 1,613 additional single-family units would be required to meet the 2015 population projection of 19,652 people. This would consume approximately 435.1 acres (at .25 acres per unit) of vacant or agricultural land area.

In either case, if the agricultural land within the City is not converted to residential use, then additional developable land would need to be found within the urban growth area.

### LAND REQUIREMENTS FOR MULTI-FAMILY, MANUFACTURED AND OTHER HOUSING TYPES

Developable land is also needed to accommodate housing growth projections for multifamily units and manufactured housing units. Using the medium growth projection, approximately 53.9 acres would be needed to accommodate 485 additional multifamily units (at .11 acres per unit). An additional 49.5 acres would be needed to accommodate another 224 manufactured homes (at .25 acres/unit) within the City.

Using the high growth projection, approximately 70.3 acres would be needed to accommodate 630 additional multifamily units (at .11 acres per unit). An additional 64.5 acres would be needed to accommodate another 292 manufactured homes (at .25 acres/unit) within the City.

### TOTAL LAND NEEDED TO ACCOMMODATE PROJECTED HOUSING GROWTH

The total land requirement for new housing to accommodate the medium population projection of 17,647 persons in the year 2015 is 436.9 acres. This requirement is based on an existing average parcel size of 10,890 sq. ft. per unit for single-family and manufactured housing, and an average parcel size of 4,790 sq. ft. per unit for



multifamily units (duplexes and larger). These calculations assume that the housing pattern existing in 1990 will continue throughout the planning period.

If the high population projection is realized, the total land requirement for new housing to accommodate a year 2015 population of 19,652 persons is 569.9 acres. This land requirement is also based on existing average parcel sizes. These calculations again assume that the housing pattern existing in 1990 will continue throughout the planning period.



### **A COORDINATED HOUSING STRATEGY FOR SUNNYSIDE**

As is the case with most communities, Sunnyside's housing problems are a result of complex physical, social, and economic realities. Because of the complexity of the problems, a coordinated approach is necessary to address them. A coordinated housing strategy for Sunnyside should include:

- ❖ Consideration and implementation of the housing goals, policies and objectives. Land use decisions, new municipal ordinances and the allocation of available resources should be made in consideration of the goals, policies and objectives contained in this comprehensive plan.
- ❖ A target area or areas for housing rehabilitation should be indicated within the plan and used to guide future activities aimed at improvement of the existing housing stock.
- ❖ Implementation of needed improvements in the Capital Facilities and Transportation Elements could result in greater opportunity for growth in Sunnyside. The addition of more people in Sunnyside, particularly those active in the community work force will add to the viability of the community.



## **GOALS AND POLICIES**

### **GOAL 1:**

#### **Provide safe and sanitary housing for all persons within the community.**

Policy 1.1 Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents.

Objective 1 Encourage the construction of new units to increase the local housing supply. New construction should provide for a moderate, to low income and elderly market demand as well as upscale residences. It should also provide for an appropriate mix of housing types and intensities (single-family, multifamily).

Objective 2 Encourage manufactured housing parks and subdivisions that are well designed and compatible with neighboring land uses.

Objective 3 Allow, on individual lots in appropriately zoned areas, manufactured housing that meet accepted standards and are permanently affixed to a foundation.

Objective 4 Encourage and support the rehabilitation of older homes.

Objective 5 Encourage infilling in residential areas.

Policy 1.2 Support the implementation of public housing programs, in partnership with private developers that supplement the efforts of local developers in meeting the housing needs of the community.

Objective 1 Pursue programs to expand the housing options of low and moderate income groups and the elderly.

Objective 2 Coordinate public programs with the activities of local developers to provide for the optimal utilization of community resources.

Policy 1.3 Monitor housing availability.

Objective 1 Develop a record keeping system that accurately measures the impact of programs on local housing problems.

Objective 2 Develop an evaluation system that accurately measures the impact of programs on local housing problems.

Objective 3 Make current housing information available to potential developers and encourage its use in the consideration of development alternatives.

Objective 4 Provide for the periodic updating of existing plans and the ongoing analysis of housing problems.

## **GOAL 2:**

**Residential areas that are safe, sanitary and attractive places to live will be established and maintained in Sunnyside.**

Policy 2.1 The City of Sunnyside will ensure and facilitate the provision of municipal services appropriate to the density of residential development.

Objective 1 The initial cost of providing municipal services to serve new residential developments will be borne by the developer.

Policy 2.2 The City of Sunnyside will work cooperatively with other public agencies, private institutions, and organizations to foster housing rehabilitation in suitable areas.

## **GOAL 3:**

**Encourage a mixture of housing types and densities throughout the sub-area that are compatible with public service availability.**

Policy 3.1 Support the development of regional strategies to address the housing needs of Sunnyside and its urban growth area.

Objective 1 Land use controls shall govern the distribution of housing types by establishing overall density.

Objective 2 Density of development shall be based on: the existing land use pattern, the availability of public services, municipal service plans and the provision of services by the developer.

Objective 3 Criteria shall be developed for establishing levels of services required for different densities of development.

# Chapter 6

## Utilities Element

## **INTRODUCTION**

### **PURPOSE**

This Utilities Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address privately owned utility services in the City of Sunnyside and the adjacent urban growth area. It represents one of several elements of the community's policy plan for growth over the next 20 years.

The Utilities Element has also been developed in accordance with the countywide planning policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The Utilities Element specifically considers the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines. This element also identifies general utility corridors.

### **GROWTH MANAGEMENT ACT REQUIREMENTS**

To comply with the Growth Management Act, the comprehensive plan must have a Utilities Element consisting of:

- ❖ the general location, proposed location, and capacity of all existing and proposed utilities, including but not limited to, electrical lines, telecommunication lines, and natural gas lines.

### **APPLICABLE COUNTYWIDE PLANNING POLICIES**

The Yakima Countywide Planning Policy recognizes the need to promote orderly development with appropriate urban services provided to such development. The following Countywide Planning Policies apply to discussion on the utilities element:

1. Areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. (Countywide Planning Policy: A.3.1.)
2. Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities and urban government services should not be provided in rural areas. [RCW 36.70A.110(3)] (B.3.1.)

3. Urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors and the terms under which the services are to be provided. (B.3.2.)
4. The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources. [RCW 36.70A.070(3)(c)(d)]. These plan elements will be developed in consultation with special purpose districts and other utility providers. (B.3.4.)
5. New urban development should utilize available/planned urban services. [RCW 36.70A.110(3)] (B.3.5.)
6. Formation of new utility special purpose districts should be discouraged within designated urban growth areas. (B.3.6.)
7. From local inventory, analysis and collaboration with state agencies and utility providers, a list of countywide and statewide public capital facilities needed to serve the Yakima County region will be developed. These include, but are not limited to, solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, correctional facilities, in-patient facilities including hospitals and those for substance abuse and mental health, group homes and regional park and recreation facilities. (C.3.2.)
8. Some public facilities may be more appropriately located outside of urban growth areas due to exceptional bulk or potentially dangerous or objectionable characteristics. Public facilities located beyond urban growth areas should be self-contained or be served by urban governmental services in a manner that will not promote sprawl. Utility and service considerations must be incorporated into site planning and development. (C.3.5.)
9. The multiple use of corridors for major utilities, trails and transportation right-of-way is encouraged. (C.3.6.)
10. The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within urban growth areas. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the County and the cities. [RCW 56.08.020, RCW 57.16.010] (F.3.1.)
11. The use of interlocal agreements is encouraged as a means to formalize cooperative efforts to plan for and provide urban governmental services. (F.3.2.)



12. Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth area. (F.3.3.)
13. Each interlocal agreement will require that common and consistent development and construction standards be applied throughout that urban growth area. These may include, but are not limited to, standards for streets and roads, utilities and other infrastructure components. (F.3.5.)
14. The County and the cities will work with special purpose districts, adjacent counties, state, tribal and federal governments to formalize coordination and involvement in activities of mutual interest. (I.1.)
15. Special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources. (I.3.)

## URBAN GROWTH AREAS

The Urban Growth Area boundary was selected in order to ensure that urban services will be available to all development. This includes the provision of utility facilities. The City recognizes that planning for utilities is the primary responsibility of the utility providers. However, the City will incorporate plans prepared by the providers into its comprehensive planning efforts in order to identify ways of improving the quality and delivery of services provided in the City and its designated urban growth area boundary. All development requiring urban services will be located in the urban growth area, and will have these services extended to them in a timely and financially feasible manner.



## **FEDERAL AND STATE LAWS/REGULATIONS AFFECTING THE PROVISION OF UTILITIES**

### **REVISED CODE OF WASHINGTON AND WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION**

Utilities and transportation are regulated in Washington by the Washington Utilities and Transportation Commission (WUTC). The WUTC, composed of three members appointed by the governor, is empowered to regulate utilities (including, but not limited to, electrical, gas, irrigation, telecommunication, and water companies). State law (WAC 480-120) regulates the rates and charges, services, facilities, and practices of utilities. Any change in customer charges or service provision policy requires WUTC approval.

The WUTC requires gas providers to demonstrate that existing ratepayers will not subsidize new customers. Thus, historically, gas main extensions have not been planned in advance but have been initiated only when sufficient customer demand exists.

### **FEDERAL COMMUNICATION COMMISSION**

The Federal Communication Commission (FCC) regulates the cellular telephone industry as this federal agency is charged with the regulation of the country's airwaves. The FCC is responsible for issuing the licenses required to operate cellular systems.

### **FEDERAL ENERGY REGULATORY COMMISSION**

The Federal Energy Regulatory Commission (FERC) is an independent five-member commission with the U.S. Department of Energy. FERC establishes rates and charges for the interstate transportation and sale of natural gas, for the transmission and sale of electricity, and the licensing of hydro-electric power projects. In addition, the Commission establishes rates or charges for the interstate transportation of oil by pipeline.

### **NATURAL GAS POLICY ACT OF 1978**

The central theme of the National Gas Policy Act (NGPA) is encouragement of competition among fuels and suppliers across the country. As a result, natural gas essentially has been decontrolled. The NGPA also contained incentives for developing new natural gas resources and a tiered pricing structure aimed at encouraging the development of nationwide transmission pipelines. The result of the Act has been that many consumers are now paying less for natural gas than they were in 1980.

## NORTHWEST POWER PLANNING COUNCIL

The Northwest Power Planning Council (NWPPC) focuses on the generation of electricity; however, its policies have implications for gas too. The NWPPC plans and policies directly and indirectly affect the future availability and cost of these resources.

## UTILITY CHARACTERISTICS

Many public and private agencies are involved in regulation, coordination, production, delivery, and supply of utility services. Providers of utilities for the City of Sunnyside and its urban growth area are listed in Table 29 (Utility Service Providers, City of Sunnyside/Urban Growth Area).

Table 29. Utility Service Providers - Urban Growth Area

Type of Service	City of Sunnyside	Remainder of UGA
Cable Television	Charter Communications	Charter Communications
Cellular Telephone	Cingular; United States Cellular, T-mobile, Sprint, Nextel	Cingular; United States Cellular, T-mobile, Sprint, Nextel
Electric Utility	Pacific Power; Benton REA	Pacific Power; Benton REA
Irrigation	City of Sunnyside Domestic Water System; Snipes Mountain Irrigation District; Sunnyside Valley Irrigation District	Snipes Mountain Irrigation District; Sunnyside Valley Irrigation District
Natural Gas	Cascade Natural Gas	Cascade Natural Gas
Telecommunication	Embarq	Qwest, Embarq

## CABLE TELEVISION

Charter Communications has franchise agreements with both the City of Sunnyside and Yakima County.

Cable generally follows electrical and telephone lines. Only easements are needed, and are not usually a problem. The break-even point for economic feasibility for providing service is 30 potential customers per linear mile of cable. Anyone within 200 feet of the cable can hook up; otherwise, there would be an additional charge to the customer.

In addition, DirecTV and DISH Network offer satellite television access, and since these companies have no restrictions, they are available to anyone. Satellite cable is regulated by the Federal Communications Commission (FCC), and does not come under local regulation since it does not use public rights-of-way.

## **CELLULAR TELEPHONE**

Federally licensed cellular telephone communication companies serving Yakima County include Cingular Wireless, Sprint and T-Mobile, among others. These companies are regulated by the Federal Communication Commission (FCC) and not the Washington State Utilities and Transportation Commission (WUTC). The FCC regulates cellular telephones because radio signals are used for communications.

## **ELECTRICAL UTILITIES**

The City of Sunnyside is served by Pacific Power & Light and Benton Rural Electric Association (REA). Pacific Power & Light has a very well developed backbone transmission system. Existing facilities place no restrictions on normal residential, commercial or industrial growth, and industries and institutions can be readily accommodated. The utility takes a proactive approach to system capacity, developing its system in anticipation of eventual growth. In general, Pacific Power is very supportive of economic growth and diversification, and tries to avoid being an impediment to the area's economic growth and vitality. The utility has an active "Power Quality Program," and works with industries that have high reliability requirements to accommodate their needs.

While the utility has an abundant supply of energy, its demand-side resource management policy encourages conservation to assure continued availability of power to accommodate new growth and keep the cost low.

Transmission for an 115,000 volt system can be accommodated on a single pole structure that uses the road right-of-way. A substation capable of serving 10,000 residential customers typically requires no more than 2 acres, and is compatible with many adjacent land uses.

At this time, Pacific Power has one additional substation facility planned for the Grandview/Sunnyside vicinity.

Benton REA currently provides service along the east side and south side of the City of Sunnyside. On the east side of Sunnyside, Benton REA provides service surrounding exit 69 of I-82. Benton REA also provides service on the south side of the City of Sunnyside, south of I-82 in the area of Midvale Road. A new substation has been established by Benton REA to provide electrical service to this developing commercial/industrial area.

Over the next twenty years, Benton REA will be establishing new and/or upgraded utility corridors that will allow the interconnection of substations and will provide for increases in the capacity of its electrical transmission lines. This will provide for increased reliability of the Benton REA system and a greater ability to service developing areas.

## **IRRIGATION**

The Snipes Mountain Irrigation District and the Sunnyside Valley Irrigation District provide irrigation water to properties within the City of Sunnyside and surrounding urban growth area. The Sunnyside Valley Irrigation District provides irrigation water for the majority of the city's urban growth area while Snipes Mountain Irrigation District provides service in the area of Harrison Hill and to the west on either side of I-82. The remainder of the City of Sunnyside uses domestic water for the purposes of lawn watering and other urban uses. These activities are allowed in conjunction with Sunnyside's domestic water provision.

## **NATURAL GAS**

Sunnyside is served by Cascade Natural Gas. The City's natural gas supply system meets existing demands of residential, commercial, and public customers.

Cascade Natural Gas serves areas along I-82. In general, the provider should be consulted for any proposed development that will require natural gas. The developer should not assume that service is available without checking with the local utility. Cascade Natural Gas will build to any customer in its service area that meets the criteria in its financial feasibility formula. Other customers can also be served if the customer is willing to contribute to the cost of extending the lines. Those contributions may be refundable or non-refundable; if additional customers connect to the same main, part of the contribution may be reimbursed. To serve development outside its service area, the utility will apply for a "certificate of convenience" from the Public Utilities Commission to include the area within its service area, if the proposed development meets the financial feasibility criteria.

## **TELECOMMUNICATION UTILITIES**

The City of Sunnyside is served by Embarq Holdings Company, LLC. There are various facilities located throughout the county and the city. Many of the telecommunication facilities, including aerial and underground, are co-located with those of the electrical power provider.

The telecommunications industry is currently in the midst of tremendous advances in technology. Both cellular and optical fiber technologies are transforming the way service is delivered in the City of Sunnyside. These changes have also fostered a competitive industry which appears to make the future configuration of telecommunications provision difficult.

## **GOALS AND POLICIES**

### **GOAL 1:**

**To ensure that energy, communication and irrigation facilities and services needed, to support current and future development, are available concurrently with the development.**

- Policy 1.1     The City does not provide energy, communication, or irrigation services. These facilities and services are currently provided by private companies. To facilitate the coordination of these services, the City should discuss and exchange population forecasts, development plans and technical data with the agencies identified within this plan.
- Policy 1.2     For electrical service, coordinate land use and facility planning with Pacific Power to allow for siting and construction of future distribution facilities that provide sufficient amounts of electrical power with minimal periods of service interruption.
- Policy 1.3     For telecommunications, including telephone, cellular telephone and cable television, allow the development/maintenance of facilities necessary to provide services as needed to accommodate population growth and advancements in technology.
- Policy 1.4     New development shall be allowed only when and where utilities are adequate, and only when and where such development can be adequately served by essential public utilities without significantly degrading level of service elsewhere.

### **GOAL 2:**

**To minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment.**

- Policy 2.1     Electric power substations, recycling drop-off boxes, and similar facilities should be sited, designed and buffered, as needed, to fit in with their surroundings. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, and light and glare impacts. Visual and land use impacts resulting from electrical system and other utility upgrades shall also be mitigated, as needed.
- Policy 2.2     Establish a process for identifying and siting essential public facilities, such as solid waste or recycling handling facilities. Cooperatively work with other agencies, surrounding municipalities

and Yakima County during the siting and development of facilities of regional significance.

**GOAL 3:**

**Develop an efficient utility system that supports the community vision (both public and private).**

- Policy 3.1     Develop adequate rights-of-way and infrastructure improvements for future development through the planning process, including, but not limited to, public and private utilities.
- Policy 3.2     Development within the unincorporated portion of the urban growth area should be encouraged to occur only on a limited scale to prevent the inefficient use and distribution of public facilities and services.
- Policy 3.3     Utility extensions should be designed to provide service to the maximum area possible with the least length of extension.

# Chapter 7

## Economic Development Element



## **INTRODUCTION**

### **PURPOSE**

The Economic Development Element is intended to guide the community as it seeks to enhance its economic condition and quality of life through a program supporting the diversification of the local economy, the attraction of new investment and value added industries, business and job retention, and the creation of new wealth and family wage jobs. This element additionally supports the enhanced development of several of Sunnyside's other Comprehensive Plan Elements including capital facilities, transportation, housing and utilities, as it creates the financial resources (personal income, tax revenues, investments) for their development.

### **GROWTH MANAGEMENT ACT REQUIREMENTS**

The Washington State Growth Management Act (GMA) does not require an Economic Development Element in the Comprehensive Plan. An Economic Development Element is allowed, as an optional element within the Plan.

The Growth Management Act provides general direction for economic development in one of the Act's thirteen goals. This goal states: "Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for the unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities."

### **APPLICABLE COUNTYWIDE PLANNING POLICIES**

1. The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a Regional GIS database. (Countywide Planning Policy A.3.8.)
2. The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining. (A.3.9.)
3. Encourage economic growth within the capacities of the region's natural resources, public services and public facilities.

- ❖ Identify current and potential physical and fiscal capacities for municipal and private water systems, wastewater treatment plants, roadways and other infrastructure systems.
  - ❖ Identify economic opportunities that strengthen and diversify the county's economy while maintaining the integrity of our natural environment.  
(G.3.1 J)
4. Local economic development plans should be consistent with the comprehensive land use and capital facilities plans, and should:
- ❖ Evaluate existing and potential industrial and commercial land sites to determine short and long term potential for accommodating new and existing businesses;
  - ❖ Identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option;
  - ❖ Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;
  - ❖ Identify changes in urban growth areas as necessary to accommodate the land and infrastructure needs of business and industry;
  - ❖ Support housing strategies and choices required for economic development. (G.3.2.)
5. Coordination of efforts between the many diverse economic development organizations and other related agencies within Yakima County should be encouraged by:
- ❖ Identifying linkages between economic development issues and strategies and other growth planning elements (i.e. housing, transportation, utilities and land use);
  - ❖ Defining roles and responsibilities for carrying out economic development goals, objectives and strategies. (G.3.3.)

## RELATIONSHIP TO OTHER COMPREHENSIVE PLANNING ELEMENTS

The Economic Development Element must be consistent with the other Elements of the City's Comprehensive Plan. Economic development must complement the desired development patterns and growth rates of the City and also support the enhancement of the area's physical environment, the preservation of natural resources, and the improvement in the overall quality of life in the community.

The Economic Development Element is closely connected with the other Elements within the Plan. Economic development relies on the Land Use Element for the identification of appropriate and sufficient land area for commerce, industry, housing and other community needs. It also relies on the Capital Facilities Element, the Transportation Element, and the Utilities Element for the identification of available infrastructure facilities and for the coordination and prioritization of infrastructure improvements that are necessary for the growth of the City and the economy. In addition, economic development relies upon the Housing Element for the identification of areas suitable for new housing which can be used to accommodate an increasing population and larger work force. The successful implementation of the Plan and its goals and policies are essential for economic developments efforts within the community.



## **EXISTING CONDITIONS**

### **DESCRIPTION OF THE LOCAL ECONOMY**

Sunnyside's economy is primarily dependent upon agriculture and food processing. The City is located in the center of one of the most diversified agricultural areas in the world. A large portion of the area's agricultural commodities/products are exported. The most rapidly growing sectors of the local economy include the dairy industry, high value added food processing, and the development of the area as a center for retail trade and services. Many of the area's jobs/employment opportunities are seasonal. Wages for work are generally lower than the State average and many workers are poorly educated and under-skilled. The unemployment rate is higher than the State average. Over the past decade Sunnyside's economy has improved. Economic activity has dramatically increased on the basis of a strong diversified agricultural economy, the expansion of existing industry, the location of new industry, continuing commercial development, a rapidly increasing population, an expanding market area and improved public infrastructure. Approximately 1,300 new jobs have been created in Sunnyside during this period.

### **LABOR FORCE RESIDING WITHIN THE CITY OF SUNNYSIDE**

The labor force is defined in the 2000 Census as the group of people 16 years of age and older who are employed or are actively seeking employment. As reported in the 2000 Census of Population, there were 9,176 persons within the City of Sunnyside who were 16 years of age and over. Of those, 5,726 persons were part of the labor force. Unemployment in Sunnyside was 19% of the labor force. In Yakima County, the labor force during this same time period was 99,238 persons with 11.1% of the labor force unemployed. Unemployment statewide during this period was 6.2%.

Of the employed residents of the City of Sunnyside, approximately 20% were employed in professional or managerial occupations, 16% were employed in technical, sales or administrative support occupations, 23% were employed in manufacturing and support occupations, 13% were employed in service occupations and 28% were employed in farming, forestry or fishing occupations.

It is important to note that the labor force of the City of Sunnyside is employed throughout Yakima County and the Central Washington region. According to the U.S. Department of Transportation, 51.2% of the labor force of the City of Sunnyside was also employed within the City of Sunnyside. Another 29.9% were employed within the surrounding unincorporated area of Yakima County. Three to five percent of the labor force originating within the City of Sunnyside was employed within each of the following areas: the City of Grandview, the City of Prosser, the City of Yakima, and the unincorporated area of Benton County. The vast majority of the remainder of Sunnyside's labor force was scattered throughout the cities of the Yakima Valley and the surrounding Central Washington region. These statistics may be contrasted with those of employment within the City of Sunnyside which are presented below.

Incomes for residents of the City of Sunnyside are generally lower than the statewide average. Per capita income in 1999 within the City of Sunnyside was approximately \$7,245 less than the per capita income average countywide and \$18,193 less than the per capita income average statewide. The median household income and the median family income showed similar differences. Table 30 (Household Income in 1989) shows the distribution of household income within the City of Sunnyside, Yakima County and Washington State.



Table 30. Household Income in 1989: City of Sunnyside, Yakima County and Washington State.

Universe: Households	City of Sunnyside		Yakima County		Washington State	
Income	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	522	13.5%	8,127	11%	171,863	7.6%
\$10,000 to \$14,999	404	10.4%	5,528	7.5%	124,848	5.5%
\$15,000 to \$24,999	799	20.6%	12,036	16.3%	265,131	11.7%
\$25,000 to \$34,999	697	18.0%	11,488	15.5%	284,630	12.5%
\$35,000 to \$49,999	535	13.8%	12,671	17.1%	389,434	17.1%
\$50,000 to \$74,999	559	14.4%	13,557	18.3%	486,392	21.4%
\$75,000 to \$99,999	227	5.7%	5,449	7.4%	264,498	11.6%
\$100,000 to \$149,999	65	1.7%	3,515	4.7%	188,513	8.3%
\$150,000 to \$199,999	57	1.5%	706	1.0%	47,615	2.1%
\$200,000 or more	16	0.4%	940	1.2%	49,337	2.2%
Total	3,881	100.0%	74,017	100.0%	2,272,261	100.0%
Median Household Income	\$27,583		\$34,828		\$45,776	

Source: U.S. Census Bureau, Census of Population and Housing, 2000

The lower incomes found within the Sunnyside area may be partly explained by the seasonality of the work and the number of persons engaged in part-time employment.

## EMPLOYMENT WITHIN THE CITY OF SUNNYSIDE

Based on journey to work travel patterns developed by the U.S. Department of Transportation Bureau of Transportation Statistics, retail trade is the industry with the highest level of employment within the City of Sunnyside accounting for almost 25% of the employment within the City. Health services and educational services each account for approximately 11% of the employment within the City. Agriculture, the manufacturing of nondurable goods, and other professional and related services (including social service, religious and membership organizations, legal and engineering services) each account for approximately 5% of the employment within Sunnyside. The majority of other industry within Sunnyside each account for 2% to 5% of the employment within the community. These other industries include construction, the manufacturing of durable goods, transportation, communication and public utilities, wholesale trade, finance, insurance and real estate, business and repair services and public administration.

The labor force for these businesses and industries is largely from within the City of Sunnyside and surrounding unincorporated Yakima County. Approximately 46% of the work force comes from within the City. Another 39% comes from unincorporated Yakima County. Almost 7% travels from the City of Grandview, 2% from unincorporated Benton County, 2% from the City of Yakima and 1% from each of the following areas: the City of Prosser, the City of Kennewick, and the City of Toppenish.

## **LAND AVAILABLE FOR ECONOMIC DEVELOPMENT**

The City of Sunnyside has sufficient land area within the City and its urban growth area to support the location of a variety of commercial and industrial development. In 2006, approximately 212 acres of commercially zoned vacant and agricultural land existed within the Sunnyside city limits. In addition, another 51 acres of land were given a future land use designation of commercial within the urban growth area. This additional commercial land area would need to be rezoned prior to its development.

In 2006, Sunnyside also had approximately 429 acres of industrially zoned vacant and agricultural land within the city limits. In addition, another 710 acres of land within the urban growth area was given a future land use designation of industrial. This additional industrial land within the urban growth area would need to be rezoned prior to its development.

As development and growth occur additional land area will be needed to support residential land needs. In 2006, approximately 228 acres of residentially zoned vacant and agricultural land existed within the city limits. In addition, the remaining land area within the urban growth area that was not given a commercial or industrial future land use designation was given a residential land use designation. This area provides considerable choice for the location of future residential developments.



### **EXISTING ECONOMIC DEVELOPMENT PROGRAM**

Sunnyside is served by a community based economic development program. Sunnyside Economic Development Association (SEDA) is a private non-profit organization which acts as the official economic development agency for the community. The program is cooperatively sponsored by the City of Sunnyside, Sunnyside Port District, Sunnyside Chamber and the local private business sector.





## **GOALS AND POLICIES**

### **GOAL 1:**

**Encourage diverse economic development which creates quality jobs, substantial private investment, local area wealth, enhanced public resources and increased entrepreneurial activity.**

- Policy 1.1      Support the efforts of all local economic development organizations and governmental entities which contribute to the City's economic vitality and diversification.
- Policy 1.2      Encourage the location/siting of industry and commerce to the area which enhances the local economy and creates quality family wage jobs.

### **GOAL 2:**

**Promote economic growth which will protect the area's natural resources and maintain environmental quality.**

- Policy 2.1      Coordinate economic development with sound environmental resource and other comprehensive land use policies that maximize the City's overall quality of life.
- Policy 2.2      Encourage economic development that strengthens and diversifies the City's economy while maintaining the integrity of the natural environment. Encourage the location of new industry and expansion of existing industry that preserves natural resources and maintains the community's environmental quality.

### **GOAL 3:**

**Encourage economic growth within the capacity of the City public services, facilities and infrastructure.**

- Policy 3.1      Ensure that economic development needs are incorporated within the City's capital improvement plan.
- Policy 3.2      Encourage the use of state-of-the-art technology and natural resource conservation practices to minimize demands on the scarce utilization of natural resources.

- Policy 3.3 Promote the siting of new industry in areas which create efficiencies of land use, utilities, transportation facilities and other public services.
- Policy 3.4 Support the development of public transportation improvements, including rail service, airport development and roadway systems which support business expansion and economic vitality.

**GOAL 4:**

**Ensure an adequate supply of commercial and industrial sites to provide the opportunity for new and expanding firms desirous of locating or remaining in the City.**

- Policy 4.1 Support public and private sector efforts to develop marketable industrial properties served by utilities and public infrastructure.
- Policy 4.2 Encourage commercial development in existing downtown and other established commercial centers.

**GOAL 5:**

**Increase the City's commercial, tourism and recreation related economic sectors.**

- Policy 5.1 Support efforts contributing to the development of Sunnyside's Downtown Development Program.
- Policy 5.2 Support the development of programs and events which increase the number of visitors and tourists to the area.
- Policy 5.3 Encourage the development of tourist related businesses and facilities which attract visitors to the area.

**GOAL 6:**

**Retain and expand existing City of Sunnyside businesses.**

- Policy 6.1 Support the efforts of local business and job retention programs.
- Policy 6.2 Invest public funds in infrastructure improvements which support the retention and expansion of local industry, commerce and jobs.
- Policy 6.3 Support existing industry and commerce through the development and administration of local land use, ordinances and code enforcement policies sensitive to the needs of quality business development.

## **GOAL 7:**

### **Attract new business and investment to the City.**

- Policy 7.1     Support the efforts of local economic development organizations to recruit/site new industry to the area which creates quality family wage jobs.
- Policy 7.2     Encourage new industry to locate in the area by providing a surplus of industrial zoned properties with infrastructure capacity supporting the new development.
- Policy 7.3     Support the siting of new industry to the City by developing and administering land use regulations, zoning and ordinances sensitive to the needs of industry.

## **GOAL 8:**

### **Assist in the development of small business start-ups and local entrepreneurial activity.**

- Policy 8.1     Support existing economic development programs which provide assistance to small business start-ups and emerging entrepreneurs.
- Policy 8.2     Encourage and support the development of a business incubator facility for new businesses.
- Policy 8.3     Support home based businesses that are compatible with existing neighborhoods through the administration of sensible zoning and code enforcement regulations.

## **GOAL 9:**

### **Support the establishment of education and job skills training programs which develop a highly skilled workforce.**

- Policy 9.1     Encourage education and job skills training programs/institutions and industry to work together for an integrated service delivery system.

# Chapter 8

## Administration

## **INTRODUCTION**

### **PURPOSE**

This Administration Element has been developed in accordance with Sections 36.70A.106, 36.70A.120, 26.70A.130 and 36.70A.140 of the Growth Management Act to address amendment of the comprehensive plan and the maintenance of consistency with development regulations.

The Administration Element has also been developed in accordance with the countrywide planning policies. The Administration Element specifically considers the process for amendment to the comprehensive plan including timing, procedures, public participation, consistency with other city fiscal and regulatory processes and state review of amendments.

### **GROWTH MANAGEMENT ACT REQUIREMENTS**

To comply with the Growth Management Act, the comprehensive plan needs an Administration Element consisting of procedures for:

- ❖ Evaluation of plans and development regulations;
- ❖ Evaluation of urban growth areas and the densities permitted at least every ten years;
- ❖ Maintaining conformity with GMA requirements;
- ❖ Maintaining consistency with the comprehensive plan and with implementing regulations;
- ❖ Making amendments to the plan no more than once a year or due to an emergency situation;
- ❖ Considering all amendments proposed to the comprehensive plan concurrently so that the cumulative effects of the various proposals may be ascertained;
- ❖ Ensuring that the plan reflects accommodation of the urban growth projected to occur for the succeeding twenty-year period;
- ❖ Ensuring early and continuous public participation in the amendment of comprehensive plans;
- ❖ Allowing state review and comment on proposed amendments as required under GMA.

## **AMENDMENTS**

Following adoption of the revised comprehensive plan, the City shall monitor change and needs within the community and document needed amendments to the comprehensive plan.

## **TIMING**

Amendments to this comprehensive plan may be considered no more frequently than once every year unless an emergency exists. All proposals shall be considered by the planning commission and the city council concurrently so the cumulative effect of the various proposals may be ascertained. The City of Sunnyside sets January as its anniversary date of comprehensive plan adoption. This date will also serve as the first month of the year in which amendments to the comprehensive plan may be adopted.

Proposals for amendment to the comprehensive plan will be accepted at any time during the year and will be scheduled along with all other proposals received for consideration as part of the comprehensive plan's yearly review and amendment process.

The comprehensive plan may be revised or amended outside of this normal schedule only if findings are adopted to show that the amendment was necessary, due to an emergency situation of a neighborhood-wide or community-wide significance and not a personal emergency on the part of a particular applicant or property owner. The nature of the emergency must be documented as part of written findings and approved by the city council prior to consideration of an emergency amendment. The city council shall decide whether to allow the proposal to proceed ahead of the normal amendment schedule.

## **ADOPTION AND INITIATION**

The city council may after due notice and public hearing, amend, supplement or modify the text and maps of this comprehensive plan. An amendment may be adopted, amended or supplemented by the city council upon the recommendation of or with the concurrence of the planning commission following a public hearing of the planning commission. Amendments may be initiated in the following manner:

- ❖ By motion of the city council or planning commission;
- ❖ By filing with the planning commission of a petition by the owner of property within the City, which petition shall be on standard form prescribed by the planning commission and available from the city clerk;
- ❖ A fee of one hundred dollars (\$100.00) payable to the City at the time of filing the petition shall be charged for advertising and mailing expenses.

No part of the fee shall be returnable. However, when a map amendment of the comprehensive plan is in conjunction with a rezone request for the same property, only a single fee need be paid for the rezone/comprehensive plan map amendment. The higher fee shall prevail.

- ❖ Motions and/or applications for amending, supplementing or modifying the text and maps of this comprehensive plan will be received by the planning commission up until twenty-one (21) days prior to the planning commission's public hearing on such proposed amendments to the plan. This will allow adequate time for processing of the motion or application and will allow for proper public notification of the proposals. Motions and/or applications received after this date will be processed in the following year's cycle.

## **PUBLIC HEARING**

The Planning Commission shall hold a public hearing on any such amendments, supplements or modification of this title whether initiated by petition or motion. This public hearing shall be held and recommendation made by the Planning Commission prior to the initial state sixty (60) day comment period on the proposed amendments.

Notice of hearing and the nature of the proposed change shall be given by publication in the official newspaper of the City at least ten (10) days prior to the date of the hearing. In addition, in cases of change of boundaries or of future land use designations, all owners of property within 300 feet of the boundary lines of the property proposed to be changed shall be notified of the proposed change and the date of hearing by United States mail. Notice mailed to the last known address of the person making the tax payment shall be deemed proper notice; PROVIDED, however, that in the case of a boundary change or a future land use designation change affecting three or more parcels that notice may be given by publication in all local newspapers published in the City for two consecutive weeks of a notice of hearing on the proposed change. The notice shall contain the date, time and place of the hearing and also a map which indicates the area of the proposed change and the effects of the change. The date of last publication of notice shall be at least ten (10) days before the date set for said hearing.

Upon receiving the findings and recommendations from the planning commission from this public hearing, the city council will schedule a public hearing to consider the recommended amendments. No decisions shall be made on the recommendations for amendment until after the initial sixty day state review and comment period has expired.

## **PLANNING COMMISSION RECOMMENDATION**

In recommending the adoption of any proposed amendment or in concurring with the City Council on any proposed amendment, the Planning Commission shall state fully its reasons at the public hearing before the city council describing any change in conditions that it believes makes the amendment advisable and specifically setting forth the manner in which the planning commission is of the opinion that the amendment is in harmony with the purposes set forth in the plan.

In changing the future land use designation of any area, the zoning shall also be changed to maintain consistency between the comprehensive plan and the zoning ordinance.





## **STATE REVIEW OF AMENDMENTS, SUPPLEMENTS AND MODIFICATIONS**

### **INITIAL REVIEW OF PROPOSED AMENDMENTS**

At least sixty (60) days prior to the adoption of an amendment to the comprehensive plan, five (5) copies of the proposed change/draft version shall be submitted to the Washington State Department of Community, Trade and Economic Development, Growth Management Division, for review and comment. One plan review checklist and any other supplementary documentation (relevant State Environmental Policy Act (SEPA) information, outline of public participation process, etc. . .) shall accompany the proposed amendment. Should the City of Sunnyside not receive state comments on the proposed amendment within sixty (60) days after receipt of the proposed amendment by the state, the City of Sunnyside shall be free to adopt the amendment without further delay.

### **FINAL REVIEW OF ADOPTED AMENDMENT**

Within ten (10) days from the adoption of the amendment, two copies of the adopted amendment shall be submitted to the Washington State Department of Community, Trade and Economic Development, Growth Management Division for filing. An "Adopted Comprehensive Plan Submittal" form and any new or additional information shall accompany the adopted amendment. Any agency or jurisdiction which commented on the draft of the amendments shall also receive a copy of the adopted amendment.

The City will also publish a notice of adoption and availability in its newspaper of record. A final sixty (60) day review and comment period will commence from the date of publication. Appeals of the adopted amendment to the Eastern Washington Growth Hearings Board would be filed during this final sixty (60) day review period.



## **APPEALS**

### **INITIATION**

Any interested person or agency may appeal to the city council from any ruling, interpretation or decision of the planning commission adverse to his interest, by filing with the city clerk shall transmit to the city council all petitions, minutes of meetings and other documents which form the record of the action being appealed.

### **TIME AND PLACE OF HEARING**

Upon filing of the notice of appeal, the city council shall fix the time of hearing and advise the appellant thereof. The time fixed for hearing of the appeal shall not be more than thirty (30) days subsequent to the filing.

### **AUTHORITY TO RULE**

The City Council may at its hearing receive such additional evidence as it deems to be relevant and shall have the power to affirm, alter or overrule any ruling, decision or interpretation of the planning commission.



## **APPEAL TO OTHERS**

### **EASTERN WASHINGTON GROWTH HEARINGS BOARD**

After exhausting any local appeals process, parties still aggrieved by the decision may appeal to the Eastern Washington Growth Hearings Board if such decision is subject to review by the Growth Hearings Board and if the party has standing. Appeals to the Growth Hearings Board must be filed within sixty (60) days of the publication of the action by the city council and must be filed in the office of the appropriate board.

In general, the Growth Hearings Board shall hear only those petitions alleging either: a) that a state agency, county or city is not in compliance with the requirements of the Growth Management Act, as amended or with environmental review as it relates to plans and regulations; or b) that the twenty (20) year growth management planning projections adopted by the Office of Financial Management (OFM) should be adjusted.

For a person to have standing, they must have appeared before the county or city regarding the matter on which a review is being requested or be certified by the governor within sixty (60) days of filing the request with the board, or be a person qualified pursuant to RCW 34.05.530.

Appeals of Growth Hearings Board decisions may be filed in Superior Court.

### **SUPERIOR COURT**

Appeals outside of the scope of the Growth Hearings Board may be appeals pursuant to RCW 34.05.



## **CRITERIA APPROVING A CHANGE IN THE FUTURE LAND USE DESIGNATION MAP**

### **STANDARDS**

A change in the future land use designation map shall only be granted after the planning commission and city council have reviewed the proposed change to determine if it complies with the standards and criteria listed below. A change in the future land use designation map shall only be granted if such written findings are made:

The proposal is consistent with the provisions of the Growth Management Act (GMA) and other applicable state planning requirements.

The proposal is consistent with and will help implement the goals, objectives and policies of this plan;

- ❖ Required changes to implementing regulations are identified prior to adoption of the proposed change and are scheduled for revision so that these implementing regulations remain consistent with the comprehensive plan;
- ❖ The proposal will increase the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses or on other uses legally existing or permitted in the area.
- ❖ The proposal is an extension of similar adjacent use or is of sufficient size to make the proposal logical.
- ❖ The traffic generated by the proposal will not unduly burden the traffic circulation systems in the vicinity. The collector and arterial system currently serves or can concurrently be extended to serve the proposal, as needed.
- ❖ Adequate public facilities and services exist or can be concurrently developed to serve the proposal.
- ❖ The other characteristics of the proposal are compatible with those of other uses in the vicinity.
- ❖ The other uses in the vicinity of the proposal are such as to permit the proposal to function properly
- ❖ If the proposal has impacts beyond the City limits, the proposal has been jointly reviewed by Yakima County.

- ❖ Any other similar considerations that may be appropriate to the particular case.



## **APPENDIX A**

### **PLANNING GOALS OF THE GROWTH MANAGEMENT ACT (from RCW 36.70A.040)**

The Washington State Legislature adopted the following goals to guide the development of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under the Growth Management Act (Yakima County was one of the original counties required to plan under the Act). The following goals are not listed in order of priority:

1.     Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2.     Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3.     Transportation. Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4.     Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types and encourage preservation of existing housing stock.
5.     Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services and public facilities.
6.     Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7.     Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8.     Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands and discourage incompatible uses.

9. Open Space and Recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water and develop parks.
10. Environment. Protect the environment and enhance the state's high quality of life, including air and water quality and the availability of water.
11. Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
13. Historic Preservation. Identify and encourage the preservation of lands, sites and structures that have historical or archaeological significance.